QUITCLAIM DEED

Karen Johnson
Batch # 1329834
10/03/2025 08 58 50 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251003-0078874

T-VND-25-535-TS10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Sept, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stratta Family Community Property Trust dated April 25, 2024	**NEW OWNER**	
(NAME) **535 Tulip Springs Road,**	(NAME) **267 Pinhigh Dr.**	**076-08-0A-010 00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH M. STRATTA AND JOSEPH J. STRATTA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto the **STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024** hereinafter called the Grantee, its heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Unit No 10, on the Plan of Tulip Springs Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230630-0050245, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed from Vastland Northcrest Development, LLC by Special Warranty Deed from Vastland Northcrest Development, LLC to Elizabeth M Stratta and Joseph J. Stratta, of record as Instrument No. 20250926-0076988, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as. **535 Tulip Springs Road, Hermitage, Tennessee 37076**

Witness our hands this the 26 day of Sept., 2025

Elizabeth M Stratta

Joseph J Stratta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH M STRATTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26 of September, 2025

Notary Public
My Commission Expires 03-20-28
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH J STRATTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26 of September, 2025

Notary Public
My Commission Expires 03-20-28
(SEAL)

