Prepared By & Return To:
Attorney John Paul Perla, Jr.
250 N Sunny Slope Road, Ste. 250
Brookfield, WI 53005
Ph 262-782-4000

Karen Johnson Davidson County
Batch # 1330238 DEEDQC
10/03/2025 01 23 12 PM 3 pgs
Fees $17 00 Taxes $0 00
20251003-0079084

| Address of Owner | Send Tax Bills To. | Tax Information |
|---|---|---|
| Stoney Properties LLC | ServiceMac, LLC | Tax Parcel ID No |
| c/o Ryan Matthew Stonehouse | PO Box 105178 | 060-08-0B-007.00-CO |
| 206 Ben Allen Road #7 | Atlanta, GA 30348-5178 | |
| Nashville, TN 37207 | | |

# Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Ryan Matthew Stonehouse, not married, of 206 Ben Allen Road #7 Nashville, TN 37207, (the "Grantor"), for and in consideration of $1 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Stoney Properties LLC, a Tennessee limited liability company, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 7 on the Plan of Townhomes at Bentley Ridge, a Horizontal Property Regime with private Elements, as shown on Exhibit "B" of Townhomes at Bentley Ridge, of record in Instrument No. 20200306-0025413, as amended in Instrument No. 20230406-0025246, 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 a portion of the same property conveyed to Greentree Capital, LLC by Warranty Deed from Bentley Ridge, General Partnership of record in Instrument No 20210405-0043709 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 05, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025, a lien not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200306-0025413, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Agreement for Dedication of Public Right of way of record in Instrument Number 20200312-0027532, in the Register's Office for Davidson County, Tennessee

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200505-0046922, in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal or marital residence of Grantor or Grantee.

The property is located at 206 Ben Allen Road #7, Nashville

The actual consideration or value for this transfer is $1

Affiant, John Paul Perla, Jr.

Subscribed and sworn to before me this 1st day of September, 2025

Alayna D. Wilderman

Alayna D Wilderman, Notary Public State of Wisconsin
My commission expires 7/10/2029

ALAYNA D. WILDERMAN NOTARY PUBLIC STATE OF WISCONSIN

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 1st day of September, 2025.

The actual consideration for this transfer of $1.

Signed in the presence of:

Jean H. Howland

Jean H. Howland

Ryan Matthew Stonehouse

**Grantor Acknowledgement**

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Personally came before me this 1st day of September, 2025, the above named Ryan Matthew Stonehouse, to me known or proven on the basis of satisfactory evidence to be the person who executed the foregoing Quitclaim Deed and acknowledged the same with lawful authority.

John Paul Perla, Jr
Notary Public, the State of Wisconsin
My commission is permanent.

JOHN PAUL PERLA NOTARY PUBLIC STATE OF WISCONSIN