Karen Johnson
Batch # 1343096
11/10/2025 08 05 07 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251110-0089102

QUITCLAIM DEED

MAIL RECORDED DEED TO:

NAIM D BULBULIA, ESQ
830 MORRIS TURNPIKE
SUITE 304
SHORT HILLS, NJ 07078

OWNER (SEND TAX BILLS TO):

952 STROUSE LLC
139 TENNYSON DRIVE
SHORT HILLS, NJ 07078

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON D FRIEDMAN, an unmarried man (herein, "Grantor"), whose address is 139 Tennyson Drive, Short Hills, NJ 07078, hereby bargains, sells, remises, releases, quit claims and conveys to 952 STROUSE LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 139 Tennyson Drive, Short Hills, NJ 07078, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee

SEE EXHIBIT A ATTACHED HERETO

Property street address. 952 Strouse Avenue, Nashville, TN 37206

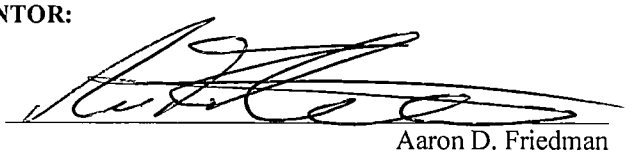
No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 072-13-0-2255.00

This Instrument Prepared By REGINALD P HARRION, ESQ.
C/O U S DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 21 day of October, 2025.

GRANTOR:



Aaron D. Friedman

STATE OF New Jersey
COUNTY OF Essex

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Aaron D. Friedman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of October, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/23/2029

ZARINE S SHROFF
Notary Public, State of New Jersey
Commission # 2450065
My Commission Expires Sep 23, 2029

OATH OF CONSIDERATION

STATE OF New Jersey
COUNTY OF Essex

The actual consideration for this transfer is $50 00.

Grantee:

952 Strouse LLC, a Delaware limited liability company

By: _____
Printed Name: Aaron Friedman
Title: Manager

Subscribed and sworn to under oath before me, this 21 day of October, 2025 by Aaron Friedman, as Manager of 952 Strouse LLC, a Delaware limited liability company.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/23/2029

ZARINE S SHROFF
Notary Public, State of New Jersey
Commission # 2450065
My Commission Expires Sep 23, 2029

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of the Consolidation of Lot 186 of Trevecca, Subdivision of Renraw, of record in Instrument No. 20040527-0062249, amending Plat in Instrument No. 20020830-0105356 and Plat Book 6050, Page 86, said Register's Office to which Plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance, the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book Instrument No. 20240227-0013345 on February 27, 2024.

PIN NO: 072-13-0-2255.00

STREET ADDRESS: 952 Strouse Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer