QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1353228 DEEDQC
12/03/2025 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095947

STATE OF Tennessee)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/11/26

THIS INSTRUMENT WAS PREPARED BY, and return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Strader	**Same as New Owner**	
	(NAME)	
PO Box 79		**071-10-0-043.00**
(ADDRESS)	(ADDRESS)	
Anasco, PR 00610		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Property Management Resources Nashville, LLC, a Tennessee limited liability company,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Matthew Strader, an unmarried man,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Lot No. 108 on the plan of J.B. Haynies Cumberland Heights in Deed Book 6904, page 327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Property Management Resources Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Douglas Dickerson Design & Development, LLC, a Tennessee limited liability company dated July 16, 2020 and filed for record on July 16, 2020 as Instrument No. 20200716-0078460, in the Register's Office for Davidson County, Tennessee.

This being improved property more commonly known as 0 Huron Ave., Nashville, TN 37207.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 26th day of November, 2025.

Property Management Resources Nashville, LLC, a Tennessee limited liability company

By: Matthew F. Strader
Signed with Stavvy

Matthew Strader, Sole Member

STATE OF TENNESSE
COUNTY OF HARDIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Strader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Property Management Resources Nashville, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing on behalf of Property Management Resources Nashville, LLC, as its Sole Member.

WITNESS my hand and official seal this 26th day of November, 2025.

Leslie Hayes
Signed with Stavvy

Notary Public

My Commission Expires: 10/10/2026

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Leslie Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/26/2025.

Date

Affiant Signature

12/2/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)