Karen Johnson Davidson County
Batch# 1354559 DEEDQC
12/05/2025 11:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251205-0096822

Recordation Requested By/Return to:
MADISON SETTLEMENT SERVICES - MICHIGAN, LLC
901 WILSHIRE DRIVE, SUITE 540
TROY, MI 48084
File No. MMI-25-16273

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
JENNIFER J. STRADTMAN and STEPHEN STRADTMAN	JENNIFER J. STRADTMAN and STEPHEN STRADTMAN	161130B44600CO
5212 FAIRHAVEN COURT THOMPSONS STATION, TN 37179	5212 FAIRHAVEN COURT THOMPSONS STATION, TN 37179	

Executed this 17th day of October 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JENNIFER J. TAYLOR, NOW KNOWN AS JENNIFER J. STRADTMAN,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JENNIFER J. STRADTMAN AND STEPHEN STRADTMAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS LAND IN DAVIDSON COUNTY TENNESSEE, BEING UNIT 446 ON THE PLAN OF CREEKSIDE OF BRENTWOOD, AS SHOWN ON EXHIBIT " B " OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050204-0013611 AS AMENDED IN INSTRUMENT NO. 20050329-0034131 AND INSTRUMENT NO. 20050822-0100021 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION

Being the same property conveyed to Jennifer J. Taylor, a married woman by Deed dated December 20, 2007 from Pulte Homes Tennessee limited Partnership, a Nevada limited partnership, recorded January 4, 2008, in Instrument Number 20080104-0001190, in the Official Records of Davidson County, Tennessee.

Property known as, 446 LAZY CREEK LANE, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of OCTOBER, 20 25.

Jennifer J. Taylor N/K/A Jennifer J. Stradtman

JENNIFER J. TAYLOR, N/K/A JENNIFER J. STRADTMAN

Jennifer J. Taylor, N/K/A Jennifer J. Stradtman

STATE OF Tennessee

COUNTY OF Williamson

Before me, Russell Norment of the state and county mentioned, personally appeared **JENNIFER J. TAYLOR, NOW KNOWN AS JENNIFER J. STRADTMAN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 4, 2027
COUNTY OF DAVIDSON

Russell Norment

Notary Public
Printed Name: Russell Norment
My Commission Expires: 10/04/2027

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Jennifer Studtmann
Affiant

Subscribed and sworn to before me this the 17th day of October, 2025

Russell Norment
Notary Public
My commission expires:
10/04/2027

(seal)



Exhibit "A"
Legal Description

A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS

LAND IN DAVIDSON COUNTY TENNESSEE, BEING UNIT 446 ON THE PLAN OF CREEKSIDE OF BRENTWOOD, AS SHOWN ON EXHIBIT " B " OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050204-0013611 AS AMENDED IN INSTRUMENT NO. 20050329-0034131 AND INSTRUMENT NO. 20050822-0100021 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Tennessee Certification of Electronic Document

I Pam Macri, 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 October 17, 2025.

Affiant Signature

12-1-25

Date

State of : Michigan

County of: Oakland

Sworn to and subscribed before me this 1st day of December 2025.

Shelby E Cooper

Notary's Signature

MY COMMISSION EXPIRES: 12-18-2028

NOTARY'S SEAL

Shelby E Cooper
Notary Public State of Michigan
Macomb County
My Commission Expires 12/18/2028
Acting in the County of Oakland