Karen Johnson
Batch # 1364902
01/05/2026 08:39:20 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20260105-0000038

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
3824 ANDERSON TRUST
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 136 03 0 003.00

QUITCLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Heidi Michael Hruska and Timothy James Hruska, spouses married to each other, and Jennifer Hruska, a single person**, do hereby quitclaim and convey unto, **3824 Anderson Trust, dated October 17, 2025, SRG Services LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee and described as follows:

Being Lot No. 114 on the Plan of Priest Lake Park, Section Two, of record in Book 4175, page 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Heidi Michael Hruska, Timothy James Hruska, and Jennifer Hruska from Wesley Witten and wife, Jana M. Witten by Warranty Deed dated March 28, 2024, recorded on April 2, 2024, as Instrument Number 20240402-0023158 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3824 Anderson Road, Nashville, Tennessee 37217

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Priest Lake Park, Section Two of record in Book 4317, page 17; All matters as set forth on plat of record in Book 4175, page 56, 57 and 58; all of said Register's Office

IN TESTIMONY WHEREOF I have hereunto set my hand this 1st day of December, 2025

Heidi Michael Hruska

Timothy James Hruska

Acknowledgment

State of Tennessee)
)ss.
County of Davidson)

On December 1st, 2025, before me, Roberto Mazariegos, a Notary Public, personally appeared, Heidi Michael Hruska and Timothy James Hruska, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROBERTO MAZARIEGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal.

Notary Public
My Commission Expires: 09/03/2029

Jennifer Hruska

Acknowledgment

State of Minnesota)
)ss.
County of Hennepin)

On December 6, 2025, before me, Erika Sanchez, a Notary Public, personally appeared, Jennifer Hruska, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: January 31, 2028

Erika Marilyn Sanchez
Notary Public
Minnesota
My Commission Expires January 31, 2028

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Heidi Michael Hruska, Affiant

Timothy James Hruska, Affiant

Acknowledgment

State of Tennessee)
)ss.
County of Davidson)

On December 1st, 2025, before me, Roberto Mazariegos, a Notary Public, personally appeared, Heidi Michael Hruska and Timothy James Hruska, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROBERTO MAZARIEGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal.

Notary Public
My Commission Expires: 09/03/2029

Jennifer Hruska, Affiant

Acknowledgment

State of Minnesota)
)ss.
County of Hennepin)

On December 6, 2025, before me, Erika Sanchez, a Notary Public, personally appeared, Jennifer Hruska, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: January 31, 2028

Erika Marilyn Sanchez
Notary Public
Minnesota
My Commission Expires January 31, 2028

The following information is not a part of this Deed:

Property Address:	**3824 Anderson Road** **Nashville, Tennessee 37217**
Owner's Name and Address:	**3824 Anderson Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**136 03 0 003.00**
Mail Tax Bills to:	**3824 Anderson Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**