Karen Johnson Davidson County
Batch# 1367586 DEEDQC
01/08/2026 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260108-0001778

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

T-CR-25-2309

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STT Two LLC	**Same as New Owner**	
(NAME)	(NAME)	**081-06-0J-006.00-CO**
PO Box 1365,		
(ADDRESS)	(ADDRESS)	
Bethel Island, CA 94511		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON WARD AND MELANIE WARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STT TWO LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of 2309 the Luxe Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220902-0099338, and First Amendment in Instrument No. 20221207-0127619, and Second Amendment in Instrument No. 20250130-0007199, 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 part of the same property conveyed to Modern Homes, LLC, a limited liability company by Warranty Deed from Betty Sims, Gwnedolyn Moore, Frank Reedus, III, Angela Sims, Candy Redus, Princess Reedus, Carmen Moore-Minor, Rontrese Wiseman, Jermaine Wiseman, Monique Sanders, Ronetta Gause, Angel Sims, Duanna Cato, and Anthony Sims, dated May 19, 2022 and recorded May 31, 2022 in Instrument No. 20220531-0062733, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brandon Ward and Melanie Ward, husband and wife by Warranty Deed from Modern Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20251212-0099288, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2309 Clarksville Pike Unit 1, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 31 day of DECEMBER, 2025.

_____
Brandon Ward

_____
Melanie Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 12/31, 2025.

Affiant Signature

Date 12/31/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of Dec., 2025.

Notary Signature

MY COMMISSION EXPIRES: 03/16/26

