Karen Johnson Davidson County
Batch# 1379210 DEEDQC
02/11/2026 02:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260211-0010762

File No: 2005269175

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
BRIAN STRAESSLE, 809 N 5th St, Nashville, TN 37207

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 08207045600

QUITCLAIM DEED

BREEANNA STRAESSLE, unmarried, whose mailing address is 9210 Shades Crest Road, Hoover, AL 35226 and **BRIAN STRAESSLE,** unmarried, whose mailing address is 809 N 5th St, Nashville, TN 37207 ("Grantor"), a formerly married couple who are now divorced pursuant to the Decree filed in the Third Circuit Court, Davidson County, Tennessee, Docket No 24D1567, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **BRIAN STRAESSLE,** unmarried, ("Grantee"), whose tax mailing address is 809 N 5th St, Nashville, TN 37207, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF MILLER'S ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 57, PAGE 133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Assessor's Parcel No: 08207045600

Property Address is: 809 N 5th St, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO BRIAN STRAESSLE AND BREEANNA STRAESSLE, HUSBAND AND WIFE FROM LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED 09/16/2015, RECORDED 09/18/2015, DEED INSTRUMENT NO. 20150918-0095201, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Feb. 6, 2026:

BREEANNA STRAESSLE

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **BREEANNA STRAESSLE**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of Feb, 2026.

Notary Public

My commission Expires

1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on FEBRUARY 6, 2026.

BRIAN STRAESSLE

STATE OF Tennessee
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **BRIAN STRAESSLE**, personally known to me, or has produced DRIVERS LICENSE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of FEBRUARY 2026.

Notary Public

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission Expires:
1/22/29

STATE OF TN
COUNTY OF Davidson

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 $1.00

Affiant

State of Tennessee County of Davidson
Subscribed and sworn to before me on this the 6 day of Feb, 20 26.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

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 $1.00

Affiant

Subscribed and sworn to before me on this the 6 day of February, 20 26.

Notary Public

My Commission Expires: 1/22/29

SEAL

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, 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 2/6/2026 (date of document).

Affiant Signature

2/10/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 10th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries