Karen Johnson
Batch # 1405670
04/15/2026 08:42:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260415-0030566

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name:	Jeffrey S. Strickland, Esq.
Firm:	Strickland Law, PLLC
Address:	104 East Park Drive, Building 300 Brentwood, Tennessee 37027
Phone Number:	615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
AC Petrus Revocable Trust	New Owner	181 01 0A 074.00
6704 Sugar Hill Drive		
Nashville, Tennessee 37211		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Andre A. Petrus and wife, Caeley Petrus ("Grantors"), do hereby convey and quitclaim unto the AC Petrus Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Being Lot No. 203 on the Plan of Section One, Sugar Valley, a Planned Unit Development, of record in Plat Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Andre A. Petrus and Caeley Petrus, husband and wife, by Quitclaim Deed from Andre Allen Petrus, dated April 26, 2021, of record as Instrument No. 20210503-0058812, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 6704 Sugar Hill Drive, Nashville, Tennessee 37211.

This conveyance is subject to any and all existing easements, conditions, and restrictions of record, existing liens, encumbrances, governmental and zoning regulations.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 1st day of April, 2026.

Caeley Petrus

Andre A. Petrus

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Caeley Petrus and Andre A. Petrus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 1st day of April, 2026.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Ex...

We hereby swear or affirm that the actual consideration for this transfer is $0.00.

Caeley Petrus

Andre A. Petrus

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1st day of April, 2026.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028