THIS INSTRUMENT PREPARED BY:
SISTER IN LAW LEGAL FIRM
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BILL GARRETT, Davidson County
Trans:T20160009058 DEEDQC
Recvd: 02/02/16 14:51 3 pgs
Fees:17.00 Taxes:0.00
20160202-0010222

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Wanda Strain Jackson
1026 Willoughby Sta. Blvd
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
Same As Owner

MAP AND PARCEL NO.
105 070 398.00

FOR AND IN CONSIDERATION of the sum of One dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned Willie James Strain unmarried transfers, quitclaims and conveys unto Wanda Strain Jackson, Nedra Dean Strain Gordon and James Antoine Strain as joint tenants with rights of survivorship all his right, title and interest that he may possess in the following described real property to wit:

Land in Davidson County,Tennessee, being the southerly one-half of Lot. 24 on the plan of Rains Springs property as of record in Plan Book 1, page 109, Chancery Court of Nashville, Tennessee. Said southerly one-half of lot 24 fronts 50 feet on the northerly side of what is called Mallory Street and runs back between parallel lines with the eastern margin of an alley 100 feet to a dead line.

Being the same property conveyed to Walter Gooch and wife, Jessie B. Gooch by deed from Jack J. Cohen and wife, Bessie D. Cohen and Wayne Epperly and wife, Ruth S. Epperly of Record in Book 4611, page 733, Register's Office for Davidson County, Tennessee. Jessie B. Gooch having since died. This tract is known as Tract 1.

Being the same property conveyed to Christine B. Williams and Lovenia Fry by deed from Walter Gooch of record in Book 8943, page 363, Register's Office for Davidson County, Tennessee. Christine Williams having since died first and Louvenia Fry having since died.

Being the same property conveyed to Christine Fanning and Boyce Baker by Affidavit of Heirship of Louvenia Fry of record in Davidson County, Tennessee, Instrument Number, 20090722-006883. Christine Fanning having since died.

Being the same property conveyed to Yvonne Strain Jackson from Boyce Barker by Quitclaim Deed of record in Davidson County, Tennessee, Instrument No. 20091222-0116443 and Yvonne Strain Jackson having since died unmarried being married at the time of death to Willie James STRAIN.
Scrivener's Affidavit of Record in Davidson County, Tennessee, Instrument No.20101116-0091712.

This is improved property known as 422 Mallory Street Nashville, Tennessee. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Title to this property was not examined incidental to this conveyance and this instrument was prepared solely from information furnished by the public records in the Office of the Register of Deeds and preparer makes not determination of ownership or status of title.

W. J. Strain

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of Sep, 2015.

Willie J. Strain

Willie James Strain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Willie James Strain the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the within instrument for the purposes therein contained.

Gladys Kelley

Notary Public

My commission Expires: 1/9/16

GLADYS KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is one dollar ($1.00).

Affiant

Subscribed and sworn to before me this the 2nd day of February, 2015.

L. Chandler, Dep. Reg.

~~Notary Public~~

~~My commission expires~~: _____