Karen Johnson Davidson County
Batch# 231645 DEEDQC
05/17/2019 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190517-0046859

This Instrument Prepared By:
Brandt & Robbins, P.C.
Attorneys at Law
206 Princeton Road, Suite 25
Johnson City, TN 37601
(423)282-1981
File #03-5938

QUITCLAIM DEED

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

THIS INDENTURE made and entered into on this the 17th day of May, 2019, by and between **JOY P. STRICKLAND, Trustee of the JOY P. STRICKLAND TRUST dated April 15, 2009**, Party of the First Part, and **JACK B. STRICKLAND and JOY P. STRICKLAND, Trustees of THE STRICKLAND COMMUNITY PROPERTY TRUST dated May 8th, 2019**, Party of the Second Part.

WITNESSETH:

That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part does hereby transfer and quitclaim to the Party of the Second Part, its successors and assigns, all of its ½ undivided interest in and to the property being more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described a follows to-wit:

Land in Davidson County, Tennessee, being Unit 501, Eighth South Residences, as Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in nstrument No. 20170619-0061465 of the Register's Office of

Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominiums, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Together with said unit, Grantor conveys to Grantee, its successors and assigns, a Grandfathered Leasing Permit which shall be appurtenant to the unit and which shall run with the land which allows the unit to be rented for long-term or short-term rentals in perpetuity as provided in the Master Declaration for the Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466, of the Register's Office of Davidson County, Tennessee.

Being also known as 2407 Eighth Avenue South, Unit 501, Nashville, Tennessee 37204.

Being the same property conveyed to Phillip Brent Thomas and The Joy P. Strickland Trust dated April 15, 2009 by deed dated November 10, 2017of record in Instrument No. 20171113-0116358 in the Register's Office for Davidson County, Tennessee.

Tax Assessor's Property ID No.: 118 02 1K 501.00

It is understood that this is a Quitclaim Deed for the purpose of conveying whatever interest, if any, the Party of the First Part may have in and to the above-described property. No warranties, either express or implied, are made by the Party of the First Part concerning the title and/or use of the above-described property.

This conveyance is made subject to valid restrictive covenants and easements, if any, appearing of record.

IN TESTIMONY WHEREOF, the Party of the First Part has executed this instrument the day and year first above written.

JOY P. STRICKLAND, Trustee of the JOY P. STRICKLAND TRUST dated April 15, 2009

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Before me, the undersigned Notary Public, of the State and County aforesaid, **JOY P. STRICKLAND**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the **JOY P. STRICKLAND TRUST dated April 15, 2009**, the within named bargainor, a Trust and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as such Trustee.

WITNESS my hand and seal, this 17th day of May, 2019.

BreAnna L. Terry
NOTARY PUBLIC

BreAnna L. Terry State of Tennessee Notary Public Washington County

My Commission Expires: 6-29-22

STATE OF TENNESSEE
COUNTY OF WASHINGTON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $**0.00**, which amount is equal to or greater than the amount which the property or interest would command at a fair and voluntary sale.

Joy P. Strickland
Affiant

Subscribed and sworn before me this the 17th day of May, 2019.

BreAnna L. Terry
Notary Public

BreAnna L. Terry State of Tennessee Notary Public Washington County

My Commission Expires: 6-29-22

PROPERTY OWNER
Name & Address:
Phillip Brent Thomas
491 Waldron Road
LaVergne TN 37086

Person or agency responsible for payment of taxes
Phillip Brent Thomas
SAME

QD Davidson County Property.wpd

201905170046859

True Copy Certification

I, Angela M. Hilbert, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela M. Hilbert
Signature

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, a notary public for this county and state, Angela M. Hilbert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patricia Joann McQueen
Notary's Signature

My Commission Expires: 8/26/2020
Notary's Seal (if on paper)

