Karen Johnson Davidson County
Batch# 269996 DEEDQC
08/12/2019 02:14:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190812-0080281

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Barry Stricklin 260 Hickorydale Drive Nashville, TN 37210	New Owner	094-12-0-003.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, BARRY STRICKLIN, AS EXECUTOR for the Estate of Brownie L. Stricklin, deceased, as recorded as 19P316 in the Probate Court Clerk's Office for Davidson County, Tennessee, herein referred to as Grantor, by these presents does hereby quitclaim and convey unto BARRY STRICKLIN, herein referred to as Grantee, his heirs, successors and assigns, all of the interest of Grantor in the following described tract or parcel of land, *to-wit*:

Being part of Lot No. 61 on the Plan of Clover Nook as of record in Book 2900, Pages 51 and 52, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 61 fronts 113 feet on the northeasterly side of Hickorydale Drive and runs back 178.3 feet on the northwesterly line and 138.9 feet on the southeasterly line, to a dead line in the rear on which it measures 122 feet. A 3 foot wide strip of the original Lot No. 61 which lays adjacent to Lot No. 62 is excluded from this description, thereby creating a new southeasterly property line which may, by actual measurement, be slightly longer than 138.9 feet.

Being the same property conveyed to Brownie L. Stricklin and wife, Brenda W. Stricklin by installment deed from Thomas R. Cochran and wife, Reba S. Cochran, of record in Book 5987, Page 830, Register's Office for Davidson County, Tennessee, that was released by the Full Release of Lien, of record as ID No. 20030905-0130078, Register's Office for said County. Being part of the same property conveyed to Thomas R. Cochran, and wife, Reba Cochran, by deed from Howard W. Gardner, Jr., and wife, Jacqueline B. Gardner, of record in Book 4736, Page 547, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, and property taxes, such as those of record in Book 2994, Page 126, and in Book 2900, Pages 51 and 52, said Register's Office.

Brenda W. Stricklin has since died on January 27, 1996.

This is improved real property known as: 257 Hickorydale Drive; Nashville, TN 37210

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of August 2019.

Grantor, Barry Stricklin, Executor
of the Brownie L. Stricklin Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Barry Stricklin, as Executor of the Brownie L. Stricklin Estate, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in him as Executor and by Order of Probate by the Probate Court for Davidson County, Tennessee, of record as 19P316.

WITNESS my hand and official seal at Nashville, Tennessee on this 12th day of August, 2019.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (probate)

Barry Stricklin, Executor of the Estate of Brownie L. Stricklin, AFFIANT

SWORN TO and subscribed before me on this the 12th day of August 2019.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: May 9, 2023