Karen Johnson Davidson County
Batch# 361595 DEEDQC
02/21/2020 03:05:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019736

THIS INSTRUMENT PREPARED BY:
MICHAEL W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP/PARCEL
162-3-359 /500-53415

SEND TAX BILLS TO:
Name & Address of new owner
The Richard Gary Floyd Trust
144 San Felipe Way
San Francisco, CA 94127

QUITCLAIM DEED

FROM: **Jerry T. Strother**

TO: **The Richard Gary Floyd Trust**

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry T. Strother, Grantor**, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto **The Richard Gary Floyd Trust** all their estate, right, title, interest and claim in and to a certain tract or parcel of land in ***Davidson County,*** Tennessee, described as follows, to wit:

> BEING Lot No. 79 on the plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.
>
> SAID Lot. No. 79 fronts 66.0 feet along the easterly margin of Algonquin Trail and extends back 153.1 feet on the northerly line and 119.3 feet on the southerly line to a broken line in the rear on which it has a total measurement of 72.38 feet.
>
> BEING the same property conveyed to Virginia S. Eden, a single person, by warranty deed from Claude L. Stout, Jr., and wife, Martha R. Stout, as of record in Book 5264, page 382, Register's Office for Davidson County, Tennessee.

THE said Virginia S. Eden having died unmarried and single in Davidson County, Tennessee, on December 15, 1979, and having been survived by Two (2) adult heirs-at-law, Marilynn Strother and Retta E. Floyd.

BEING the same property conveyed pursuant to an Affidavit of Heirship, as of record in Instrument #20080729-0077477, Register's Office for Davison County, Tennessee.

BEING the same property conveyed pursuant to a Court order for muniment of title from the Estate of Marilynn Strother to Jerry T. Strother of Record in 20190701-0063799, Register's Office for Davidson County, Tennessee

This is real property known as 4960 Algonquin Trail, Antioch, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of January, 2020.

Jerry T. Strother

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Jerry T. Strother**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Tennessee, this 17th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 3/2/21

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me, this 17th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 3/2/21