Karen Johnson Davidson County
Batch# 361598 DEEDQC
02/21/2020 03:06:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019739

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

MAP/PARCEL
162-3-356 /5DU-53416

SEND TAX BILLS TO:
Name & Address of new owner
Jerry Strother
P.O. Box 172
Cottontown, TN 37048

QUITCLAIM DEED

FROM: **The Richard Gary Floyd Trust**

TO: **Jerry T. Strother**

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, **The Richard Gary Floyd Trust , Grantor**, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto **Jerry T. Strother** 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. 78 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for said County.
>
> SAID Lot No. 78 fronts 70.0 feet along the easterly margin of Algonquin Trail and extends back 119.3 feet on the northerly line and 119.5 feet on the southerly line to a dead line in the rear on which it measures 70.22 feet.
>
> BEING the same property conveyed to Virginia S. Eden, a single person, by warranty deed from Elmer Frank Johnson and wife, Bette J. Johnson, as of record in Book 5368, page 795, Register's Office for Davidson County, Tennessee.

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

BEING the same property conveyed to Richard Floyd by Order of the Probate Court for Davidson County by muniment of title of Record in instrument #20080912-0093289, Register's Office for Davidson County, Tennessee.

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

BEING the same property conveyed by quitclaim deed from Richard Floyd to the Richard Gary Floyd Trust of record in instrument #20081210-0118961, Register's Office for Davidson County, Tennessee.

This is real property known as 4964 Algonquin Trail, Antioch, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of January, 2020.

The Richard Gary Floyd Trust, By
Richard Gary Floyd, Trustee

STATE OF California)

COUNTY OF San Francisco)

Before me, Donald W. Savoie, of the state and county mentioned, personally appeared Richard Gary Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of the Richard Gary Floyd Trust, the within named bargainor, a Trust, and that such Trustee executed the foregoing instrument from the purpose therein contained, by personally signing the name of the Trust as Trustee.

WITNESS my hand and seal at office in San Francisco, California, this 11 day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 11/05/2022

DONALD W. SAVOIE
Notary Public - California
San Francisco County
Commission # 2265849
My Comm. Expires Nov 5, 2022

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

Sworn to and subscribed before me, this 10th day of ~~January~~ Feb., 2020.

NOTARY PUBLIC

My Commission Expires: 3/2/2021

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY