Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE RI 02908
FILE NO. 1911021666

Karen Johnson Davidson County
Batch# 363158 DEEDQC
02/26/2020 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200226-0021268

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Transfer exempt pursuant to 66-5-209(6)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES DANIEL STRICKLIN	JAMES DANIEL STRICKLIN	095 07 0 035.00
257 FAIRWAY DRIVE NASHVILLE, TN 37214	257 FAIRWAY DRIVE NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANNIE FARRIS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JAMES DANIEL STRICKLIN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 190 ON THE PLAN OF MERRY OAKS, OF RECORD IN BOOK 1835, PAGES 67 & 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
THE PLAN OF RECORD IN PLAT BOOK 1835, PAGES 67 & 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1855, PAGE 377 AND BOOK 1876, PAGE 264, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SEWER AND DRAINAGE EASEMENT TO METRO OF RECORD IN BOOK 4316, PAGE 612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SUBJECT TO THE FLOW OF ANY STREAM ACROSS THE SUBJECT PROPERTY.
ANY AND ALL VISIBLE EASEMENTS LYING ON OR ACROSS THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANNIE FARRIS BY A DEED DATED 03/05/2012 AND RECORDED 03/08/2012, AS INSTRUMENT NO. 20120308-0020375, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE.

Property known as, 257 FAIRWAY DRIVE, NASHVILLE, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7 day of January, 2020.

ANNIE FARRIS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **ANNIE FARRIS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 09/07/2020

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00

Affiant Mayra Escobar, agent

STATE OF ~~TENNESSEE~~ RI

COUNTY OF Providence

Subscribed and sworn before me this the 7 day of January, 2020.

Notary Public
My commission expires: 10/11/2022

DANIELLE SHEETS
Notary Public, State of Rhode Island
My Commission Expires 10/11/2022

Tennessee Certification of Electronic Document

I, Danielle Sheets, 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.

Signer's Name

Danielle Sheets

Signature

State of Rhode Island

County of Providence

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

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: 6/5/21

NOTARY'S SEAL

KATHLEEN JEFFERSON
Notary Public, State of Rhode Island
My Commission Expires 06/05/2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).