Prepared By
The Strickland Community Property Trust
dated May 8th, 2019
113 Westin Parc Drive
Johnson City, Tennessee 37615

Karen Johnson Davidson County
Batch# 523085 **DEEDQC**
12/01/2020 02:32:18 PM 3 pgs
Fees: $18.00 Taxes: $601.25

20201201-0139564

After Recording Return To
Phillip Brent Thomas
251 Lauderdale Road
Nashville, Tennessee 37205

Send Tax Bills To
Phillip Brent Thomas
251 Lauderdale Road
Nashville, Tennessee 37205

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENT, that for and in consideration of the sum of One Hundred Sixty-Two Thousand, Five Hundred Dollars ($162,500) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Grantor:
The Party of the First Part, a Trust under the name of **The Strickland Community Property Trust Dated May 8th, 2019** with Joy Strickland acting as the Trustee with a mailing address of 113 Westin Parc Drive, Johnson City, Tennessee 37615.

Grantee:
The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to the Party of the Second Part, **Phillip Brent Thomas**, a married individual, residing at 251 Lauderdale Road, Nashville, Tennessee 37205, (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 501, Eighth South Residences, a 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 Instrument 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 Condomiium, 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, 2017 of record in Instrument No. 20171113-0116358 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Brent Thomas and The Strickland Community Property Trust Dated May 8th, 2019 by deed dated May 17, 2019 of record in Instrument No. 20190517-0046859 in the Register's Office for Davidson County, Tennessee.

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

Grantor's Signature Joy P. Strickland **Date** NOV 20, 2020

Print Name: Joy Strickland, Trustee of The Strickland Community Property Trust Dated May 8th, 2019

Address: 113 Westin Parc Drive, Johnson City, Tennessee, 37615

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 **The Strickland Community Property Trust dated May 8th, 2019**, 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.

Given under my hand this 20th day of November, 2020.

JAMIN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

(SEAL)
Notary Public

My Commission Expires: 5/1/2020

STATE OF TENNESSEE

COUNTY OF WASHINGTON

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature: Jay P. Strickland

Subscribed and sworn before me this 20th day of November, 2020.



(SEAL)
Notary Public

My Commission Expires: 5/1/2024