Karen Johnson Davidson County
Batch# 558737 DEEDQC
01/22/2021 08:56 50 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210122-0009517

Quitclaim Deed

RECORDING REQUESTED BY Tina C. Stickney
AND WHEN RECORDED MAIL TO:
Christine J Gallegos, Grantee(s)
5250 Grassland Dr.
Murfreesboro, TN 37129
Consideration: $ NO consideration
Property Transfer Tax: $ -0-
Assessor's Parcel No.: 095100027 00
PREPARED BY: Tina C Stickney certifies herein that he or she has prepared this Deed.

Tina C Stickney
Signature of Preparer

1-4-21
Date of Preparation

Tina C Stickney
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1-4-21 in the County of Davidson, State of Tennessee by Grantor(s), Tina C. Stickney, whose post office address is 501 Bismark Dr. Nashville, TN. 37210, to Grantee(s), Christine J. Gallegos, whose post office address is 5250 Grassland Dr. Murfreesboro, TN. 37129

WITNESSETH, that the said Grantor(s), Tina C. Stickney, for good consideration and for the sum of NO consideration ($ -0-) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Tina C Stickney
Signature of Grantor

Signature of Second Grantor (if applicable)

Tina C Stickney
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Linda J. Biggs
Signature of Second Witness to Grantor(s)

Rachel M Horsley
Print Name of First Witness to Grantor(s)

Linda J. Biggs
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Christine J. Gallegos
Signature of Grantee

Signature of Second Grantee (if applicable)

Christine J. Gallegos
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Rachel M Horsley
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 1-4-21, before me, Debbie Clear, a notary public in and for said state, personally appeared, Ima C Stickly

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Debbie Clear
Signature of Notary

Affiant Known ✓ Produced ID _____

Type of ID _____ (Seal)



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ -0- . Zero

Affiant

Subscribed and sworn before me, this 20 day of Jan, 2021.

Notary

DEBBIE CLEAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Exhibit A
Legal description & source of title

Karen Johnson Davidson County
Batch# 330720 DEEDQC
12/17/2019 08:40:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
[redacted]
20191217-0129852

Also see Affidavit
20200109-0003036

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Tina C. Strickey
501 Bismark Dr.
Nashville, TN 37210

Send Tax Bills To:
Tina C. Strickey

Map and Parcel No.
095 10 0 027.00

LB

Christine J. Gallegos
5250 Grassland Dr.
Murfreesboro, TN 37129

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Linda Jo Biggs, Successor Trustee, Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Tina C. Strickey** and **Christine J. Gallegos,** ("Grantees"), as tenants in common, all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Strickney

TRACT I:
Being known as Tract No. 5 on copy of survey made by Cantrell, Connell and Morrison, Engineers, dated January 1958, described as follows:
Beginning at a point on the northwesterly margin of Bismark Drive, said point bring 280 feet northeasterly from the southerly corner of Lot 184 on the Map of Elm Hills Acres, Section IV; thence northwesterly with the line between Tract No. 4 and Tract No. 5, 387.1 feet, more or less, to a point; thence south 51 degrees 08' east 403 feet, more or less, to the beginning of a curve; thence around said curve, in the southwesterly direction 31.4 feet to a point in the margin of Bismark Drive; thence with the margin of said Drive, southwesterly 51.25 feet to the beginning.

TRACT II:
Land in the 3rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, described as follows:
Beginning at a point in the northeasterly margin of Sanborn Driver, being the easterly corner of the property conveyed to Buford A. Bentley and wife, Annie O. Bentley, by deed from William P. Nicholas, and wife, of record in Book 3859, Page 779, Register's Office for said County; thence along Bentley's northwest line northeasterly 205 feet, more or less, to the center of Sims Branch; thence along the meanderings of said center line northwesterly 326

feet to the center line of Mill Creek; thence along said center line southwesterly 262 feet, more or less, to the northerly corner, of the property conveyed to Charles H. Stevens and wife, Norma E. Stevens, by deed from Arnold Dale Mathis and wife, Nancy Boner Mathis, of record in Book 3913, page 326, thence along Steven's northeasterly line southeasteryly 352 feet, more or less, to the northwest corner of the dead end of Sanborn Drive; thence northwesterly along said dead end and across said drive to the point of beginning.

(Description from prior deed of record).

Being the same property conveyed to Joe B. Davis, Trustee, Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010, by Quitclaim Deed from the Joe B. Davis and/or Ruby L. Davis Revocable Living Trust, of record in Instrument Number 20100212-0011376, Register's Office, Davidson County, Tennessee. Joe B. Davis died on October 18. 2019, resulting in Linda Jo Biggs becoming sole Successor Trustee of the Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010.

This is improved property known as 501 Bismark Drive, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 10 day of December, 2019.

Linda Jo Biggs, Successor Trustee

Linda Jo Biggs, Successor Trustee
Joe B. Davis Revocable Living Trust Agreement
dated January 26, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda Jo Biggs, Successor Trustee, Joe B. Davis Revocable Living Trust Agreement dated January 26, 2010**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2019.

Notary Public

My Commission Expires:
Feb 10th, 2021

JAMIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Feb. 10, 202