Karen Johnson Davidson County
Batch# 574888 DEEDQC
02/22/2021 12:15:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210222-0021038

Prepared by: Rodney M. Scott, Esq., 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Strickland Trust dated December 15, 2020 Nancy Bazzell Strickland and Jennifer Lyn Strickland, Trustees 613 North Stonegate Court Antioch, TN 37013	Same	Map: 165130A02300

THIS INDENTURE made this 12th day of February, 2021, between Nancy L. Strickland, aka Nancy Bazzell Strickland, Party of the First Part, Grantor,

and Nancy Bazzell Strickland and Jennifer Lyn Strickland, Trustees of the Strickland Trust dated December 15, 2020, Party of the Second Part, Grantee.

WITNESSETH: That the said party of the First Part, representing 100% of the fee simple interest in the property being quitclaimed herein, for and in consideration of the sum of TEN----------($10.00) DOLLARS and other good and valuable consideration, in hand paid, at and before sealing and delivery of these presents, the receipt of which is hereby acknowledged, has this day bargained and sold, and does hereby transfer, convey and quitclaim unto the said party of the second part, its heirs and assigns, all of their right, title and interest, if any, in that certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 365, on the Plan of Peppertree Forest P. U. D., Section Five, of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancy L. Strickland, (aka Nancy Bazzell Strickland), by Deed from Eddie R. Johnson and wife, Minerva rosa-Gonzalez, dated April 30, 2018, of record in Instrument No. 20180503-0042446, Register's Office for Davidson County, Tennessee.

This is improved property having an address of 613 North Stonegate Court, Antioch, TN, 37013.

This conveyance is subject to Restrictive Covenants of record in Book 7982, page 736, amended in book 8703, Page 462; Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9278, Page 698; Book 9455, Page 801; Book 9664, Page 162; and Book 8757, Page 623, Register's Office for said County.

This conveyance is made also subject to 2020 taxes, and all matters appearing on the Plan of record in Plat Book 7900, Page 499, said Register's Office.

This conveyance is also under and subject to that certain Deed of Trust presently held by Integrity First Financial Group, Inc., of record in Instrument No. 20180503-0042447, said Register's Office.

This conveyance is further made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal, the day and year above written.

Nancy L. Strickland

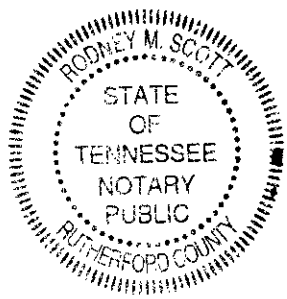
Nancy L. Strickland, aka Nancy Bazzell Strickland, Grantor

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid personally appeared Nancy L. Strickland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, in the capacity set forth therein.

Subscribed and sworn to before me this 12th day of February, 2021.

(SEAL) _____
Notary Public



My commission expires: 10/22/2023

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

Nancy L. Strickland

Nancy L. Strickland, aka Nancy Bazzell Strickland, Affiant

Subscribed and sworn to before me this the 12th day of February, 2021.

(SEAL) _____
Notary Public

My Commission expires: 10/22/2023

