Karen Johnson Davidson County
Batch# 637866 DEEDQC
05/17/2021 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210517-0066424

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Catherine Luann Stricklin	Catherine Luann Stricklin	155-08-0C-164.00
1001 Harding Trace Court	1001 Harding Trace Court	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CATHERINE LUANN STRICKLIN, formerly known as CATHERINE LUANN WILSON, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CATHERINE LUANN STRICKLIN, a married woman, hereinafter referred to as "Grantee", whose mailing address is: 1001 Harding Trace Court, Nashville, TN 37221, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

BEING LOT NO. 164 ON THE PLAN OF POPLAR CREEK, PHASE II, OF RECORD IN PLAT BOOK 6900 PAGES 339-343, AMENDED IN PLAT BOOK 7900 PAGES 888-889, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Tax ID No.: 155-08-0C-164.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20160816-0085472, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1001 Harding Trace Court, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Exempt pursuant to § 67-4-409(a)(4)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of April, 2021.

Catherine LuAnn Stricklin

CATHERINE LUANN STRICKLIN, formerly known as CATHERINE LUANN WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CATHERINE LUANN STRICKLIN, formerly known as CATHERINE LUANN WILSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19th day of April, 2021.

Notary Public
My Commission expires: 09/02/2024

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant/Grantee

Subscribed and sworn to before me this 19th day of April, 2021.

Notary Public
My Commission expires:
09/02/2024

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leigh A. Pearson, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Melinda Sue Perry], a notary public for this county and state, [Leigh Pearson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Aug 20, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melinda Sue Perry, Notary Public
Allegheny County
My commission expires August 20, 2023
Commission number 1262941
Member, Pennsylvania Association of Notaries