Karen Johnson Davidson County
Batch# 837554 DEEDQC
04/11/2022 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220411-0041583

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Virginia C. Strong, Trustee of The Strong Trust (A Revocable Living Trust, dated June 10, 2008), does this day bargain, sell, release, remise, quitclaim and convey unto Crystan Strong Taylor, unmarried to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lot No. 4 on the Map of Lea-Gran Estates, as of record in Book 2083, Page 88, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Batey Drive at the corner of Lots 4 and 5; thence with the line between said lots, northwesterly 214.5 feet to a point; thence westerly 164.4 feet to the corner of Lot 2; thence with the line between Lots 2 and 4, southerly 97.4 feet to a corner of Lot 3; thence with the line between Lots 3 and 4, southeasterly 238.3 feet to the margin of Batey Drive; thence with the margin of the same, northeasterly 108.43 feet to the point of beginning.

Being the same property conveyed to Billy G. Strong and Virginia C. Strong, Trustees of The Strong Trust (Revocable Living Trust, dated June 10, 2008) by Quitclaim Deed from Virginia Clerici Strong and husband, Billy G. Strong dated 6/10/08, recorded 6/19/08, of record in Instrument Number 20080619-0063080, Register's Office for Davidson County, Tennessee. Billy G. Strong, having since died 2/6/15, leaving Virginia C. Strong as sole Trustee of The Strong Trust.(A Revocable Living Trust, dated June 10, 2008)

This description is the same used in the previous deed of record.

The above-described property is conveyed subject to restrictions of record in Book 2271, Page 241, and Book 2277, Page 107, said Register's Office.

This is improved property, known as 1128 Batey Drive, Nashville, Tennessee 37204.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 31st **day of** ~~April~~ March, **2022.**

Virginia C. Strong Trustee
Virginia C. Strong, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Virginia C. Strong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st **day of** ~~April~~ March **2022.**

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Kristi Mc
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/25/2023

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Virginia C. Strong
Affiant

Subscribed and sworn to before me this 31st **day of** ~~April,~~ March **2022.**

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Kristi McCo
NOTARY PUBLIC

My Commission Expires:
3/25/2023

Map & Parcel No.: 131 08 0 080.00

Name and address of new owner:
Send tax bills to:
Crystan Strong Taylor
2212 Mecca Drive
Nashville, TN 37214

Certificate of Authenticity

I, **Kristi McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 31, 2022.**

Kristi McCoy 3/31/2022

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **March 31, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

