Name and Address of New Owner:
Sandra S. Strohl
Metta Katherine Strohl Devine-Qin
1452 Campbell Rd.
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 032 00 0 033.00

Karen Johnson Davidson County
Batch# 856359 DEEDQC
05/17/2022 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220517-0056405

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra S. Strohl, unmarried,** hereinafter called the Grantor(s), convey and quitclaim unto **Sandra S. Strohl, unmarried, Metta Katherine Strohl Devine-Qin,** unmarried woman **as tenants in common with the right of survivorship,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH, FORMERLY THE 22ND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FRONTING 33.8 POLES OR 557.7 FEET ON CAMPBELL'S LAND AS NOW LAID OUT, ON THE NORTH OR NORTHEAST SIDE THEREOF, BEING COMPOSED OF A TRACT OF LAND CONTAINING 5 ½ ACRES, MORE OR LESS, AND THE SOUTH EAST 2.15 ACRES OF LOT NO. 4 IN A DIVISION OF THE HOMESTEAD TRACT OF HENRY RAMER, DECEASED, NOT OF RECORD, AND DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF CAMPBELL'S LANE OR ROAD, THE SOUTHEAST CORNER OF SAID 5 ½ ACRE TRACT OF LAND CONVEYED BY E.F. WOLFE AND WIFE, TO G.M. AND J.J. HILL, BY DEED OF RECORD IN BOOK 328, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION WITH THE CENTER OF SAID CAMPBELL ROAD, 33.8 POLES OR 557.7 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF SAID ROAD, THE SOUTHWEST CORNER OF SAID 5 ½ ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF A 3 ACRE TRACT OF LAND OWNED BY J. J. HILL; THENCE NORTH 29 ¼ DEG. EAST, WITH THE WESTERN BOUNDARY LINE OF SAID 5 1/2, ACRE TRACT OF LAND, PASSING THE NORTHWEST CORNER OF SAID 5 ½ ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID 3 ACRE TRACT OF LAND AT 23.8 POLES OR 392.7 FEET, IN ALL, 541.7 FEET, TO A POINT IN A TRACT OF LAND CONTAINING 51 ACRES, MORE OR LESS, CONVEYED TO G.M. AND J.J. HILL, BY DEED HEREINBEFORE REFERRED TO; THENCE NORTH 36 DEG. 26' EAST, 120.5 FEET, TO A POINT, A 12 INCH BLACK LOCUST; THENCE NORTH 53 DEG. 39' EAST, 150 FEET, TO A POINT; THENCE SOUTH 61 DEG. 36' EAST, 161 FEET, MORE OR LESS, TO THE EASTERN BOUNDARY LINE

OF SAID LOT NO. 4; BEING ALSO SAID 51 ACRE TRACT OF LAND; THENCE SOUTH 2 DEG. WEST, WITH THE EASTERN BOUNDARY LINE OF SAID LOT NO. 4 OR 51 ACRE TRACT OF LAND, 245 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT AND THE NORTHEAST CORNER OF SAID 5 ½ ACRE TRACT OF LAND, BEING ALSO A CORNER OF J.J. HILL'S LAND, THENCE SOUTH 13 ¼ DEG. WEST, WITH THE EASTERN BOUNDARY LINE OF SAID 5 ½ ACRE TRACT OF LAND AND THE WESTERN BOUNDARY LINE OF THE LAND OF J.J. HILL, 681.78 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 7.65 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARILYN J. DEVINE AND SANDRA S. STROHL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM WILLIAM O. WARNER, III BY WARRANTY DEED DATED FEBRUARY 28, 1990, AND RECORDED ON MARCH 1, 1990 IN BOOK 8055, PAGE 291, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARILYN J. DEVINE HAVING SINCE DIED ON NOVEMBER 8, 2011 AS DOCUMENTED IN CASE NO. 12P668 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, TITLE IS NOW VESTED IN SANDRA S. STROHL, AS SURVIVING TENTANT WITH RIGHT OF SURVIVORSHIP.

BEING THE SAME PROPERTY CONVEYED TO SANDRA S. STROHL, UMNARRIED BY QUITCLAIM DEED FROM SANDRA S. STROHL, UNMARRIED, DATED FEBRUARY 6, 2013 AND RECORDED ON FEBRUARY 8, 2013, IN INSTRUMENT NO. 20130208-0013443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 1452 CAMPBELL ROAD, GOODLETTSVILLE, TENNESSEE 37072.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of May, 2022.

Sandra S. Strohl (SEAL)
Sandra S. Strohl

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Sandra S. Strohl** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2022.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy Balent
Notary Public
My commission expires: 10-2-23

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra S. Strohl
(Affiant)

Sworn to and subscribed before me this 5th day of May, 2022.

Sandy Balent
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-5-22.

Affiant Signature 5-5-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of May, 2022.

Notary Signature

My Commission Expires: 11/8/22