NEW OWNER:
CHERYL LEIGH GAINES
900 Dehow Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 865519 DEEDQC
06/01/2022 10:11:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220601-0063059

Map & Parcel No.: 07508004700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **CHERYL LEIGH GAINES, PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBY C. GAINES**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **CHERYL LEIGH GAINES**, her successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 252 on the Plan of Tulip Grove, Section 4, as shown on the plat of the same of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being more particularly described as follows:

Being the same property conveyed to Bobby C. Gaines, Sr. by Warranty Deed from David B. Boyd and wife, Linda G. Boyd, dated June 8, 2004, and of record in Instrument No. 20040618-0072271, in the Register's Office for Davidson County, Tennessee. Bobby C. Gaines a/k/a Bobby C. Gaines, Sr. is now deceased, having died unmarried and testate on October 7, 2021. For further reference to title, see the Probate of the Estate of Bobby C. Gaines, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 21P2281, whereby pursuant to his Last Will and Testament, all real property owned at the time of his death was devised to his daughter, Cheryl Leigh Gaines.

This is IMPROVED property more particularly known as: 645 ALBANY DRIVE, HERMITAGE, TENNESSEE 37076.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 25th day of May, 2022.

ESTATE OF BOBBY C. GAINES

BY: CHERYL LEIGH GAINES, PERSONAL REPRESENTATIVE

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHERYL LEIGH GAINES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBY C. GAINES**, 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.

WITNESS my hand and official seal at office this 25th day of May, 2022.

LISA PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 6-28-2025

NOTARY PUBLIC

My commission expires: 6-28-2025

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

AFFIANT

Sworn to and subscribed to before me this the 25th day of May, 2022.

LISA PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 6-28-2025

NOTARY PUBLIC

My commission expires: 6-28-2025