NEW OWNER:
CHERYL LEIGH GAINES
900 Debow 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 3 pgs
Fees: $17.00 Taxes: $0.00
20220601-0063060

Map & Parcel No.: 04415023800

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 103 of Section "D" on the Plan of E.I. duPont de Nemours and Company's Subdivision called Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 65, 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:

Beginning on the easterly margin of Bryan Street, at the corner of Lot Nos. 103 and 104; thence with the line between said lots, eastwardly 61.1 feet to the westerly line of Lot No. 92; thence with the west line of Lot Nos. 92 and 91, northwardly 62.1 feet to the southerly margin of Tenth Street; thence with the southerly margin of said Street, westwardly 51.1 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the easterly margin of Bryan Street; thence with the easterly margin of said Street, southwardly 52 feet to the beginning.

Being the same property conveyed to Bobby C. Gaines by Quitclaim Deed from Bobby C. Gaines a/k/a Bobby Clay Gaines, dated July 26, 1999, and of record in Book 11594, Page 49, in the Register's Office for Davidson County, Tennessee. Bobby C. Gaines 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: 1003 BRYAN STREET, OLD HICKORY, TENNESSEE 37138.

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

Cheryl Leigh 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

Lisa Parker

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 - .

Peggy Stuart

AFFIANT

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

Lisa S. Parker

NOTARY PUBLIC

My commission expires: 6-28-2025

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