THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Sandra Strain, Trustee 908 Chase Blvd. Hermitage, TN 37076	Same	064 11 0A 079.00

Quitclaim Deed to Trustee

Grantor: Sandra Strain (unmarried)
Grantee: Sandra Strain, Trustee of the Revocable Trust of Sandra Strain, dated August 5, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy Strain and wife, Sandra Strain by deed from William Richard Shroeder, unmarried, of record in Instrument Number 20180501-0041226, Register's Office for Davidson County, Tennessee.

Jimmy Strain and Sandra Strain were married in Nashville, Rutherford Ct Tn, on 12-9-1972. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Jimmy Strain in Nashville, TN, on 05/23/2023; and Sandra Strain conveys as surviving tenant by the entirety.

This is improved property, known as: 908 Chase Boulevard, Hermitage, TN 37076.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Sandra Strain, Grantor

Karen Johnson Davidson County
Batch# 1167319 DEEDQC
08/12/2024 10:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060334

State of Tennessee
County of Davidson

On August 5, 2024, personally appeared before me, Sandra Strain, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Sandra Strain, Trustee
Grantee

Sworn to and subscribed before me on August 5, 2024.

Notary Public

My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 August 5, 2024.

Signature

8/5/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 5, 2024.

Notary's Signature
My Commission Expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY