Karen Johnson
Batch # 1175759
08/30/2024 08:13:26 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240830-0066742

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):

The Nancy Elaine Stribling Living Trust
132 Port Drive
Madison, TN 37115

SEND TAX BILLS TO:

The Nancy Elaine Stribling Living Trust
132 Port Drive
Madison, TN 37115

MAP-PARCEL NUMBERS

42-13-65

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Patti B. Garner, Attorney at Law
145 Maple Row Blvd
Hendersonville, TN

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

x Jessica Sampson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2024.

TENNESSEE NOTARY PUBLIC SELLERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Traci Sellers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6.24.25

KNOW ALL MEN BY THESE PRESENTS that NANCY E. STRIBLING, for and in consideration of a Revocable Living Trust, hereby acknowledged, and for the sole purpose of establishing said Revocable Living Trust, as a result of, I, NANCY E. STRIBLING, by these presents do hereby quitclaim all of my interest, marital or otherwise, and all interest to THE NANCY ELAINE STRIBLING LIVING TRUST, my successors and assigns, all our right, title and interest in and to the following described tract of land:

Being Lot No. 95 on the Plan of Sherry Heights, Sectio III, as of record in Book 2331, Pages 126 and 127, Register's Office for said County.

Said Lot No. 95 fronts 90 feet on the westerly margin of Port Drive and runs back between lines 369.0 feet on the northerly line and 346.3 feet on the southerly line to a dal line in the rear, measuring 92.8 feet on said dead line.

Being the same property conveyed to Ray E. Stribling and wife, Nancy E. Stribling, by Warranty Deed from Ray Donnell Steward and wife, Betty Sue Stewart, in Record Book 4271, Page 17, and recorded on September 23, 1968, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This property is known as 132 Port Drive, Madison, TN 37115.

Witness my hand this the 23rd day of August 2024.

Nancy E. Stribling
NANCY E. STRIBLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23RD day of August, 2024, before me personally appeared, Nancy E. Stribling with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who further acknowledged that he executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee.

Traci Sellers
Notary Public

My Commission Expires: 6.24.25

