Prepared By and Return To:
Concord Title
3000 Meridian Blvd.,
Suite 140
Franklin, TN 37067

The actual consideration of true value whichever is greater is $0.00

Affiant

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 17th day of January, 2025

Notary Public
My Commission Expires: 3/9/27

Karen Johnson Davidson County
Batch# 1227894 DEEDQC
01/17/2025 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0003962

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
Kara R. Strickland 1505 Dugger Drive Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	072-16-0274.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, we, **JOHN M. STRICKLAND AND THERESA H. STRICKLAND, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST UNTO, **KARA R. STRICKLAND, NOW KNOWN AS KARA TROCHEZ, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Dugger Heights of record in Plat Book 1424, Page 102, 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 Kara R. Strickland, an unmarried woman, and John M. Strickland and Theresa H. Strickland, Husband and Wife, as Tenants in Common with Rights of Survivorship by deed from Radcliff Property Group, LLC, A Tennessee Limited Liability Company, dated May 3, 2019, of record in Instrument No. 20190507-0042664, Register's Office for Davidson County, Tennessee.

Being also known as 1505 Dugger Drive, Nashville, TN 37206.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 17th day of January, 2025.

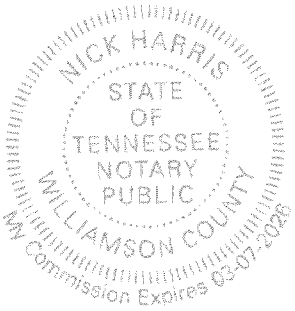
John M. Strickland

Theresa H. Strickland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

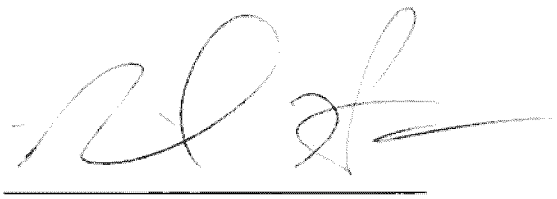
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John M. Strickland and Theresa H. Strickland, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 17th day of January, 2025.

Notary Public _____
My Commission Expires: _____



Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or 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 January 17, 2025.



Affiant Signature

1/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of January, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

