Karen Johnson
Batch # 1319861
09/08/2025 11 41 58 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250908-0071551

PREPARED BY·
LISA WEBB, ESQ
5409 MARYLAND WAY, SUITE 333
BRENTWOOD, TENNESSEE 37027

# QUITCLAIM DEED

| Address New Owners As Follows | Send Tax Bills To | Map Parcel Numbers |
|---|---|---|
| **Name**<br>Brittany Strand and Daniel J Strand | **Name**<br>Brittany Strand and Daniel J Strand | 044-01-0-009 00 |
| **Street Address or Route Number**<br>112 Hickerson Street | **Street Address**<br>112 Hickerson Street | |
| **City State Zip**<br>Old Hickory TN 37138 | **City State Zip**<br>Old Hickory TN 37138 | |

**FOR AND IN CONSIDERATION** of One Dollar ($1 00), cash in hand paid, the receipt of which is hereby acknowledged, Daniel J. Strand, the Grantor, by these presents does hereby quitclaim and convey unto Brittany Strand and Daniel J Strand, all of his right, title and interest in and to the following described tract of land

Being a Parcel of Land Lying in Old Hickory, Tennessee, Said Parcel being situated in the 11th Councilmanic District of Davidson County and is noted as Being Parcel 9 on Tax Map 44-01 Said Parcel' s Owner of record being Andrew J. And Anna Marie Cox as of Record in Instrument No, 20120619-005782, Register's Office, Davidson County, Tennessee and Is More Particularly Described as follows,

Beginning at an iron pipe old, Said pipe being located in the Northwesterly Right of Way Line of Hickerson Street and Being a Corner Common With Marc Montgomery as of Record in Instrument No 20171002-0100357, R O.D C , TN, Thence, with the said Montgomery Property, North 45 Degrees 51 Minutes 50 Seconds West, passing an iron pipe old at a distance of 105 Feet and 210 Feet for a total distance of 291.30 feet to an iron pin new, Said pin being in the Northeasterly line of the Paul and Kimberly Caudell Property, as of Record in Instrument No 20150112-0003193, R O.D C , TN and being a corner common with the Gordon Grigg Property, as of Record in Instrument No 20020701-0078795, R O D C , TN, Thence, with the said Gregg Property, North 44 Degrees 41 Minutes 46 Seconds East, passing an iron pin old at a distance of 96 50 feet, for a total distance of 109 60 feet to an iron pipe old, Said pipe being in the Southeasterly line of the Feller Brown, Living Trust Property, as of Record in Instrument No. 20170209-0013902, R O D C , TN and being a corner common with the Linda, Jimmy and Gregory Tucker Property, as of Record in Book 10616, Page 786, R O.D.C , TN, Thence, with the said Tucker Property, South 43 Degrees 58 Minutes 54 Seconds East, 293.80 feet to an iron pipe old, Said pipe being in the said Northwesterly Right of Way Line of Hickerson

Street; Thence, with the said Right of Way Line, South 46 Degrees 05 Minutes 30 Seconds West, 100.00 feet to the Point of Beginning. Containing: 30,652 Square Feet or 0.707 Acres, More or Less According to Survey Dated December 28, 2020, Completed by HFR Design Survey Div., 214 Centerview Dr., #300, Brentwood, TN 37027, Michael R. Williams, RLS TN No. 1906.

Being a portion of the same property conveyed to J.W Allen and wife, Frances Allen, by Warranty Deed from George O. Hamby and wife, Willadean Hamby, of record in Book 5071, Page 40 Register's Office for Davidson County, Tennessee, dated September 08, 1976 and records on September 22, 1976. Being a portion of the same property conveyed to Anna Marie Cox by Quitclaim Deed from Frances Allen of record in Instrument No 20021205-0149829 Register's Office for Davidson County, Tennessee, dated December 03, 2002 and recorded on December 05, 2022 As Last Will and Testament recorded on July 23, 2012, recorded in Instrument No. 20120723-0064165. Being a portion of the same property conveyed to Grayson Smith Cannon, Trustee by Quitclaim Deed from Anna Marie Cox of record in Instrument No 20120619-0053782 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 19, 2012, and within the same deed Grayson Smith Cannon, Trustee conveys said property to Andrew J. Cox and wife, Anna Marie Cox.

Being a portion of the same property conveyed to Ratliff Real Estate, LLC, a Tennessee Limited Liability Company as to a 50% ownership and Sine Nomine, LLC, a Tennessee Limited Liability Company as to a 50% ownership by Warranty Deed from Andrew J Cox and Wife, Anna Marie Cox of record in Instrument No. 20210111-0004690 Register's Office for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 11, 2021.

Being the same property conveyed to Daniel J. Strand, an unmarried man, by Warranty Deed from Ratliff Real Estate, LLC, a Tennessee Limited Liability Company as to a 50% ownership and Sine Nomine, LLC, a Tennessee Limited Liability Company as to a 50% ownership, of record in Instrument No 20211216-0166621, Register's Office for Davidson County, Tennessee, dated December 13, 2021, and recorded on December 16, 2021.

Witness my hand this 21 day of July, 2025.

**DANIEL J. STRAND**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public in and for said County and State, the within named, Daniel J Strand, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Brentwood, Tennessee, this 21 day of July, 2025

Lauryn Bogle
Notary Public

My commission expires: 11-25-2028

LAURYN BOGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The undersigned, after being duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered and that the consideration for the transfer is $1.00

Lauryn Bogle
Notary Public

My commission expires 11-25-2028

LAURYN BOGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028