This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Suite 150, Building Two
Brentwood, TN 37027

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20170022539 DEEDQC
Recvd: 03/16/17 12:41 2 pgs
Fees:12.00 Taxes:0.00
20170316-0025834

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Suzanne Rippeteau, et al. 731 Forest Retreat Rd. Hendersonville, Tennessee 37075	Same	MAP 52-11 PARCEL 043.00

KNOW ALL MEN BY THESE PRESENTS, that **SUZANNE RIPPETEAU, Trustee of the Sara F. Poe Revocable Trust u/a dtd August 18, 1994** ("Grantor"), to fulfill the terms and conditions of the said Trust Agreement, does hereby convey unto *each* of **Suzanne Rippeteau, Janice Poe Downs,** and **Jacqueline Marie Poe Conner** ("Grantee"), a one-third undivided interest in certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 25 on the Plan of Madison Heights, section II, Part II as of record in Book 2133 page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 142.56 feet on the southerly side of Berwick Trail and runs back between lines 387.61 feet on the westerly line and 381.00 feet on the easterly line to a dead line in the rear, measuring 112.51 feet thereon.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20020204-0015385 said Register's Office. Sara F. Poe, having died on January 6, 2016, Suzanne Rippeteau became the Successor Trustee of the Sara F. Poe Revocable Trust dated August 18, 1994, and having full power and authority to convey the real property described herein, this deed is executed to fulfill the terms of the Sara F. Poe Revocable Trust and to convey to Grantees whatever interest the Trust may have, if any, in the above described property.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, known as 1024 Berwick Trail, Madison, TN 37115

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 9 day of MARCH, 2017.

SUZANNE RIPPETEAU, Trustee,
Sara F. Poe Revocable Trust

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) SUMNER

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **SUZANNE RIPPETEAU, Trustee, Sara F. Poe Revocable Trust,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 9 day of MARCH, 2017.

Notary Public
My Commission Expires: 9/22/2020

JON MCGLATHERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

My Commission Expires Sept. 22, 2020

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

Subscribed and sworn to before me, this
the 9 day of MARCH, 2017.

Notary Public
My Commission Expires: 9/22/2020

JON MCGLATHERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Sept. 22, 2020