BILL GARRETT, Davidson County
Trans:T20170033649 DEEDQC
Recvd: 04/21/17 09:37 2 pgs
Fees:13.00 Taxes:452.15
20170421-0039150

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $122,203.63. Affiant Subscribed and sworn to before me, this 20th day of April, 2017. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Vicki Lynn Poplin 7505 Dove Valley Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 141-6-A-4CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kimberly McNitt, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Vicki Lynn Poplin,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Poplar Ridge, Section I, revised, as of record in Box 7900, Page 206. Corrected in Book 8292, Page 973, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly McNitt from William McNitt by Quitclaim Deed recorded November 10th, 2014 in Instrument No. 20141110-0103489, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 7505 Dove Valley Drive Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and 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, Grantor has executed this instrument on this 20th day of April, 2017.

Kimberly McNitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly McNitt**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018