Karen Johnson Davidson County
Batch# 349814 DEEDQC
01/28/2020 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200128-0010099

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
David L. Poole, Trustee
104 Rowdy Dixie Court
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel
119 02 0 108.00

Quitclaim Deed to Trustee

Grantor: Pearl August Poole (a widow)
Grantee: David L. Poole, Trustee of the Revocable Trust of Pearl Augusta Poole, dated January 27, 2020

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 8 on the Map of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Oriel Avenue, the common corner of Lots 7 and 8; thence with the line between said lots, northwesterly 145 feet to the corner of Lot 6; thence with the line between Lots 6 and 8, southwesterly 63.17 feet to a corner of Lot 10; thence with the line between Lots 8 and 10, southerly 62.37 feet to a corner of Lot 9; thence with the line between Lots 8 and 9, southeasterly 145 feet to the westerly margin of Oriel Avenue; thence with the margin of the said Avenue; northerly 95 feet to the beginning.

Being the same property conveyed to Pearle Augusta Poole by deed from husband, John Richard Poole, of record in Instrument No. 20171109-0115418, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 76 Oriel Avenue, Nashville, TN 37210.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Pearl Augusta Poole by David L Poole P.O.A
Pearl Augusta Poole by David L. Poole as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On January 27, 2020, before me personally appeared David L. Poole, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Pearl Augusta Poole, and who acknowledged that he executed the same as attorney-in-fact for Pearl Augusta Poole.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

David L Poole
David L. Poole, Trustee
Grantee

Sworn to and subscribed before me on January 27, 2020.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

This deed is executed pursuant to the authority conferred with the Durable Power of Attorney executed by Pearl Augusta Poole and recorded on September 6, 2017, as Instrument Number 20170906-0091620, Register's Office for Davidson County, Tennessee. David L. Poole does hereby certify under oath that Pearl Augusta Poole is now living and to his knowledge she has not revoked said Power of Attorney.

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

