Karen Johnson Davidson County
Batch# 356074 DEEDQC
02/10/2020 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200210-0015111

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste 101
Brentwood, TN 37027

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Meredith May
Affiant

Subscribed and sworn to before me, this 4th day of FEBRUARY 2020.

Notary Public
My commission expires: 9/7/2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara Wynn Poplar 3148 Ewingwood Dr Nashville, TN 37027	New Owner	050-13-0-052.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DeWayne Wilcox (a/k/a Dwayne Wilcox) and Rolando T. Johnson**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Barbara Wynn Poplar, an unmarried person** Grantee(s), the Trustees' heirs, successors, and/or assigns, their entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Poplar, unmarried, by Warranty Deed from Lester C. McClain dated September 18, 1997 of record in Book 10625, page 463, Register's Office for Davidson County, Tennessee. The said Charles Poplar (a/k/a Charles E. Poplar) having since died intestate on May 3, 2014 with his estate being admitted to probate in Docket # 14P1786. His heirs-at-law are as follows: Barbara Wynn Poplar, spouse, DeWayne Wilcox (a/k/a Dwayne Wilcox), son, Rolando T. Johnson, son and Charles Watkins, son, as attested by Affidavit of Heirship dated _____ of record as Instrument 202002100015110, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3148 Ewingwood Drive, Nashville, TN 37027.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

WITNESS my hand this the 26th day of January 2020.

Dwayne Wilcox

Rolando T. Johnson

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dwayne Wilcox and Rolando T. Johnson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON, Tennessee, this the 26th day of January 2020.

Notary Public

My Commission expires: 11/8/21

ROBERT GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022