This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 427295 DEEDQC
06/26/2020 03:36:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200626-0069644

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Wade R. Elder<br>9017 Poplar Creek Road<br>Nashville, TN 37221 | Same | Map 154, Parcel 16 |

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

SWORN TO AND SUBSCRIBED before me this 26 day of June 2020.

TESSA LAWSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 01-09-24

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on December 18, 2019, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Lee Ann Wynegar Elder v. Wade Robert Elder*, Docket Number 18D1958, Lee Ann Wynegar Elder has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Wade R. Elder, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south side of the Poplar Creek Road, and being the remainder of a tract of record in Book 2453, page 471, Register's Office, as surveyed by S. H. Hutchinson, Nov. 29, 1955 and drawn in November, 1958, as follows:

Beginning at an iron stake in center of Poplar Creek Road same being the northeast corner of E. L. Thomas Lot; then meandering with Poplar Creek Road, south 59° 30' east 27.90 poles to a point in the Poplar Creek Road; thence north 79° east 2 poles to a point in said road, same being the northwest corner of Cecil Lankford's lot; thence south 2° west 74 poles with Lankford's line to a stake with an ash and poplar pointers in George McPherson's north line; thence with McPherson's line, north 88° 30' west 33.50 poles to a stake with dogwood and poplar pointers, E. L. Thomas' southeast corner; thence with the E. L. Thomas east line, north 6° east 86.51 poles more or less to the point of beginning, containing 15.50 acres more or less.

Being the same property conveyed by Nellie U. Elder and Wade R. Elder, Co-Executors of the Estate of James Henry Elder, in their capacity as Co-Executors, to WADE R. ELDER and his heirs and assigns, all right, title and interest to a one-half (½) undivided interest; and, to AARON ELDER, HEIDE ELDER, JOEL ELDER, JASON ELDER, SETH ELDER, KATIE ELDER, MELISSA ELDER, JAMES ELDER, and TYLER ELDER and their heirs and assigns, all right, title and interest to a one-half (½) undivided interest by Executor Quitclaim Deed dated January 27, 2010.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises which may be of record or otherwise.

This is improved property known as: 9017 Poplar Creek Road, Nashville, Tennessee 37221.

Witness my hand, this 16 day of June 2020.

Lee Ann Wynegar f/k/a Lee Ann Wynegar Elder

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

Personally appeared before me, Tessa Lawson, a Notary Public in and for said County and State, the within named Lee Ann Wynegar f/k/a Lee Ann Wynegar Elder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of June, 2020.

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tessa Lawson
NOTARY PUBLIC
My Commission Expires: 01-09-24

**Disclaimer**

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.