AFTER RECORDING RETURN TO:
Allegiant Reverse Services
1430 Blue Oaks Blvd. # 120
Roseville , CA 95747
File No. ARS-37330

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 437613 DEEDQC
07/15/2020 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200715-0077192

Tax ID No.: 176 00 0 061.00

ARS-37330

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of June, 2020, by and between **Peggy L. Pope F/K/A Peggy Robinson Pope, an unmarried woman**, a mailing address of 4216 Maxwell Road, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Peggy L. Pope, an unmarried woman**, a mailing address of 4216 Maxwell Road, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEGINNING AT A POINT ON THE NORTH MARGIN OF MAXWELL ROAD, THE SAME BEING LOCATED 375 FEET WESTWARDLY FROM THE SOUTHWEST CORNER OF THE LAND CONVEYED TO EUGENE C. ROWLETT, BY DEED OF RECORD IN BOOK 3073, PAGE 51, R.J.D.C, TENNESSEE;

THENCE WITH THE NORTH MARGIN OF SAID ROAD NORTH 86 DEGREES 30' WEST 150.21 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD NORTH 3 DEGREES 30' EAST 290 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 30' EAST 150.21 FEET TO AN IRON PIN; THENCE SOUTH 3 DEGREES 30'WEST 290 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 176 00 0 061.00
Also known as: 4216 Maxwell Road, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed from Enola T. Sanders, unmarried to Edgar Pope and wife, Peggy Robinson Pope in a Deed recorded on 05/19/1998 under Book 10937, Page 934 in the Official Records of Davidson County, Tennessee.

The said Edgar Pope died on 09/03/2011. An Affidavit of Death to remove Edgar Proper was recorded on July 15, 2020 under 202007150077191, in the Official Records of Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Peggy L. Pope F/K/A Peggy Robinson Pope

Peggy L. Pope F/K/A Peggy Robinson Pope

STATE OF
COUNTY OF Wilson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Peggy L. Pope F/K/A Peggy Robinson Pope , the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson County, this 25 day of June, 2026

Notary Public
My Commission expires: 2/8/23

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Peggy L. Pope
Affiant

STATE OF TN
COUNTY OF Wilson

Sworn to before me this 25 day of June, 2020

Notary Public
My Commission Expires: 2/8/23

Name and address for person(s) responsible for taxes:
Peggy L. Pope
4216 Maxwell Road
Antioch, TN 37013

Name and address of property owner:
Peggy L. Pope
4216 Maxwell Road
Antioch, TN 37013

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD