Karen Johnson Davidson County
Batch# 499318 DEEDQC
10/20/2020 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201020-0122109

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:
Mr. Brian E Poore
151 Cedarwood Ct.
Smyrna, Tn 37167

SEND TAX BILL TO:
To New Owner

MAP & PARCEL:
135 01 0 088.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. PREPARER'S REPRESENTATION IS LIMITED TO THE DRAFTING OF THIS DOCUMENT AND NO FURTHER OR OTHERWISE.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PEGGY POORE**, hereinafter called "Grantor", for and in consideration of love and affection and no monetary consideration, the sufficiency of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto **BRIAN E. POORE,** his heirs and assigns, all of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Ladybird Drive, said point being the common front corners of Lots 97 and 98; thence along the line between said lots in an easterly direction 173.06 feet to a point, said point being the common rear corners of Lots 97 and 98 and also being the westerly line of the Matlock property; thence in a southerly direction along Matlock's property 93.02 feet to a concrete monument in the northerly margin of Southwind Drive; thence along the said margin of said Drive in a westerly direction 150.74 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument in the easterly margin of Ladybird Drive; thence along the said margin of said Drive in a northerly direction 68 feet to the point of beginning.

Being the same property conveyed to Guendell E. Poore and wife, Peggy Poore, by deed from William M. Briley and wife, Daphne Briley of record as Book 4176, page 628 in the Register's Office for Davidson County, Tennessee. Guendell E. Poor having since died (as evidenced by a copy of his death certificate attached hereto as "Exhibit A"), title is presently vested in Peggy Poore as surviving tenant by the entirety.

This being real property commonly known as:
322 LADYBIRD DRIVE
NASHVILLE, TN 37217

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an

inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 15 day of October, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF I have hereunto set my hand on this the 15 day of October, 2020.

PEGGY POORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY POORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 15 day of October, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION
I, Toni Rutgerson, 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 15 day of October, 2020 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CAITLIN MARIE SMITH

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 000494

DECEDENT

TYPE/PRINT IN PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME: GUENDELL EUGENE POORE
2. SEX: MALE
3. DATE OF DEAT: 01/07/2019
4. TIME OF DEATH: 04:35 PM
5a. AGE: 77
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: [redacted]941
7. BIRTHPLACE: BYRDSTOWN TN
8a. PLACE OF DEATH: DECEDENT'S HOME
8b. FACILITY NAME: 322 LADYBIRD DRIVE
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: MARRIED
10. SURVIVING SPOUSE (name pr or to final marr age): PEGGY RUTH [redacted]
11a. DECEDENT'S USUAL OCCUPATION: WAREHOUSEMAN
11b. KIND OF BUSINESS/INDUSTRY: H G. HILL
12. SOCIAL SECURITY NUMBER: [redacted]
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 322 LADYB RD DRIVE
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37217
14. WAS DECEDENT EVER IN US ARMED FORCES?: YES
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: WHITE

PARENTS

18. FATHER'S NAME: RALPH POORE
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: DEAN[redacted]

INFORMANT

20a. INFORMANT'S NAME: PEGGY D. POORE
20b. RELATIONSHIP TO DECEDENT: WIFE
20c. MAILING ADDRESS: 322 LADYBIRD DRIVE, NASHVILLE TN 37217

DISPOSITION

21a. METHOD OF DISPOSITION: ENTOMBMENT
21b. PLACE OF DISPOSITION: HERMITAGE MEMORIAL GARDENS
21c. LOCATION: OLD HICKORY TN
22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ /s/ COURTNEY HISE REED
22b. LICENSE NUMBER: 6697
22c. SIGNATURE OF EMBALMER: ▶ /s/ Michelle Perino-Givens
22d. LICENSE NUMBER: 4188
23a. NAME AND ADDRESS OF FUNERAL HOME: HERMITAGE FUNERAL HOME AND MEMORIAL GARDENS 535 SHUTE LANE, OLD HICKORY, TN 37138
23b. LICENSE NUMBER: 640

REGISTRAR

24. REGISTRAR'S SIGNATURE: ▶ /s/ EDWARD G. BISHOP III
25. DATE FILED: 01/08/2019

CERTIFIER

26. CERTIFIER
26a. ☒ PHYSICIAN TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED
26b. ☐ MEDICAL EXAMINER ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS*

27a. CERTIFIER: ▶ /s/ KRISTEN SLADEK COLLER
27b. LICENSE NUMBER: 038620
27c. DATE SIGNED: 01/08/20 9
27d. NAME AND ADDRESS: KRISTEN SLADEK COLLER 1718 PATTERSON ST, NASHVILLE TN 37203

CAUSE OF DEATH

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

APPROXIMATE INTERVAL

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. [redacted] — APPROXIMATE INTERVAL: MON H
DUE TO (OR A CONSEQUENCE OF)
SEQUENTIALLY LIST CONDITIONS, IF ANY, LEADING TO THE CAUSE LISTED ON LINE a. ENTER THE UNDERLYING CAUSE (DISEASE OR INJURY THAT INITIATED THE EVENTS RESULTING IN DEATH) LAST: b.
DUE TO (OR A CONSEQUENCE OF): c.
DUE TO (OR A CONSEQUENCE OF): d.

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

28a. WAS AN AUTOPSY PERFORME: NO
28b. WERE AUTOPSY FIND NGS AVA B E TO COMPLETE THE CAUSE OF DEA H

29. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: YES
32. IF FEMALE: N/A

33. IF TRANSPORTATION INJURY, SPECIFY
34a. DATE OF INJURY
34b. TIME OF INJURY
34c. INJURY AT WORK?
34d. PLACE OF INJURY
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY

A 10/12

PH-1650 (Rev. 8/2017)

11031107

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq. Vital Records Act of 1977

Edward G. Bishop III
State Registrar

1 4 0 3 1 0 7

Date Issued MAR 2 2019

CERTIFICATION OF VITAL RECORD

202010200122109