This instrument was prepared by:
Justin T. Campbell
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 588700 DEEDQC
03/10/2021 12:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210310-0031488

QUITCLAIM DEED

FROM: David S. Popkin, a married man.

TO: David S. Popkin and Pamela Perez Popkin, as tenants by entirety

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
David S. Popkin & Pamela Perez Popkin 2605 Belmont Boulevard Nashville, Tennessee 37212	Same	117-4-103

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

David S. Popkin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of March, 2021.

JACKIE R. DUSEK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TENN.

Notary Public
My Commission Expires: 1-31-23

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID S. POPKIN, a married man ("Grantor"), does quitclaim unto David S. Popkin and wife, Pamela Perez Popkin, as tenants by the entirety ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville,

Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements of any and every nature located on the parcel and all fixtures attached or affixed to the parcel or to any such buildings, structures or other improvements (the "Property").

The Property is improved property known as 2605 Belmont Boulevard, Nashville, Davidson County, Tennessee 37212.

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

This instrument has been prepared based on information provided by Grantor and Grantee.

Witness my hand this 9th day of March, 2021.

GRANTOR:

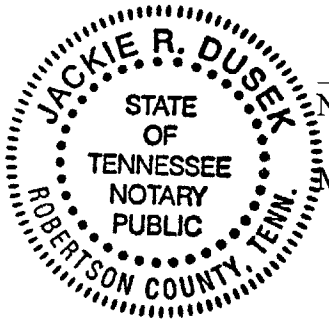
DAVID S. POPKIN

David S. Popkin

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jackie R. Dusek, a Notary Public of said County and State, personally appeared DAVID S. POPKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained, by signing his name as Grantor.

Witness my hand and seal, in Nashville Tennessee, this 9th day of March, 2021.



Jackie Rudnick
Notary Public

My Commission Expires: 1-31-23

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 184 in the Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

Said Lot No. 184 begins at a point on the westerly margin of Belmont Boulevard, 100 feet south of the southern intersection of Belmont Boulevard and Sweetbriar Avenue, West, running thence southerly 80 feet on the western margin of Belmont Boulevard to a point; thence at right angles westwardly 175 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northwardly 80 feet to a point; thence easterly 175 feet, more or less, to the beginning point.

Being the same property conveyed to Jimmie H. Johnson, Jr., now deceased, by deed from Allene D. Tegarden and Gladys D. Christopher, of record in Book 4242, Page 390, Register's Office for Davidson County, Tennessee, and being part of the same property devised to Rosemary Johnson, Trustee under the Will of James Henry (Jimmy) Johnson, Jr. deceased, of record in Will Book 120, page 376, Probate Court Clerk's Office for said county. (Jimmie H. Johnson, Jr. and James Henry (Jimmy) Johnson, Jr. were the same person.)

Being the same property conveyed to David S. Popkin and wife, Hae Yung Popkin, by deed from Rosemary Johnson, Co-Executor of the Estate of James Henry (Jimmy) Johnson, Jr. deceased, and Trustee under the Will of said deceased, and P.V. Jackson, III, Co-Executor of the Estate of said deceased, of record in Book 5226, Page 158, Register's Office for Davidson County, Tennessee. The said Hae Yung Popkin now deceased and title fully vested in David S. Popkin upon the death of Hae Yung Popkin.

TRUE COPY CERTIFICATION

I 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.

Carole M. Maxson

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On March 9, 2021, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

