THIS INSTRUMENT PREPARED BY: Anne D. Waters, Esq. 215 Ward Circle Brentwood, Tennessee 37027 615-373-3771 Karen Johnson Davidson County Batch# 893125 DEEDQC 07/25/2022 11:20:24 AM 3 pgs Fees: $17.00 Taxes: $0.00 20220725-0084645	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00 Virginia F. Poag Virginia F. Poag, Affiant Subscribed and sworn to before me this 21 day of July, 2022. ANNE D WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My commission expires: 3/25/2024 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(4).**

Address New Owner as Follows:	**Send Tax Bills To:**	**Map/Parcel**
Virginia F. Poag, Trustee Virginia F. Poag 2022 Revocable Trust 253 Glenstone Circle Brentwood, Tennessee 37027	Same	085-04-0-011.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Virginia F. Poag, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Virginia F. Poag, in her capacity as Trustee of the Virginia F. Poag 2022 Revocable Trust, and its beneficiaries, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 21 day of July, 2022.

Virginia F. Poag

Virginia F. Poag

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia F. Poag, with whom I am personally acquainted (or who proved her identity to my satisfaction), who acknowledged that she executed the within instrument for the purposes therein contained, on this 21 day of July, 2022.

My commission expires: 3/25/2024.

Notary Public

SEAL

ANNE D WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of the Resubdivision of Lots No. 29, 30, 31, 32, 33 and 34, Stones River Estates, Section 1, of record in Book 3842, page 78, Register's Office for said County.

Said Lot No. 32 fronts 52.33 feet on the easterly margin of the cul de sac at the easterly terminous of Nora Lane and extends back 163.5 feet on the northerly line and 239.7 feet on the southwesterly line to a thrice broken line in the rear, measuring 322.3 feet thereon.

Being the same property conveyed to Virginia F. Poag by quitclaim deed from Virginia F. Poag, as Trustee of The F. B. Farrior, Jr. Revocable Living Trust dated December 27, 2013, recorded on December 30, 2013, Document number 20131230-0130730, Register's Office for Davidson County, Tennessee.

This is improved property known as 2045 Nora Lane, Hermitage, Davidson County, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.