This Instrument Prepared By:

Encore Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 902965 DEEDQC
08/12/2022 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091938

Name & Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Howard James Marchant 417 Flintlock Court Nashville, TN 37217	Howard James Marchant 417 Flintlock Court Nashville, TN 37217	095 03 0A 052.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Howard James Marchant, as Trustee of the Dorothy Pope Inheritance Trust created under the Dorothy M. Pope Revocable Trust Agreement dated July 17, 2013 and all amendments thereof,** "the Grantors," have this day and date bargained and sold and by these presents do hereby convey, remise, release and forever quitclaim unto **Howard James Marchant, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 52 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Howard James Marchant, as Trustee of the Dorothy Pope Inheritance Trust created under the Dorothy M. Pope Revocable Trust Agreement dated July 17, 2013 by Quit Claim Deed from Howard James Marchant, as Sucessor Trustee of the Dorothy M. Pope Revocable Trust Agreement dated July 17, 2013, dated July 5, 2017, recorded July 13, 2017 of record in Instrument Number 20170713-0070599, Register's Office for Davidson County, Tennessee.

Being also known as 2258 Lebanon Pike Unit 52, Nashville, TN 37210.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 12th day of August, 2022.

Dorothy Pope Inheritance Trust created under the Dorothy M. Pope Revocable Trust Agreement dated July 17, 2013

TRUSTEE

(SEAL)

Howard James Marchant, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned Notary Public in and for said county and state; the within named Howard James Marchant, Trustee of the Dorothy Pope Inheritance Trust created under the Dorothy M. Pope Revocable Trust Agreement dated July 17, 2013, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument in the capacity of and for the purposes therein contained.

WITNESS my hand and seal at (location) this 12th day of August, 2022.

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 5/20/26

TRUE COPY CERTIFICATION

I, Tammy Shattuck, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2022.

Tammy Shattuck

Tammy Shattuck

8/12/22

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 12th day of August, 2022.

Notary Public
My Commission Expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON