THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 1014442 DEEDQC
06/13/2023 10 23 13 AM 3 pgs
Fees $17 00 Taxes $0 00
20230613-0044943

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vii)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Danny Carl Poole Estate Amy Ruth Chavez, Executor 205 Nimitz Court Murfreesboro, TN 37129	New Owner	147-16-0-173.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that AMY R. CHAVEZ, as FIRST ALTERNATE SUCCESSOR TRUSTEE of THE BILLIE S. POOLE REVOCABLE LIVING TRUST, dated May 20, 2011 (the "Trust"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust pursuant to the terms of said Trust, hereby quitclaims unto the ESTATE OF DANNY CARL POOLE, it's successors and assigns, all of the interest of the trustee and the Trust in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 5017 Madeline Drive, Nashville, Tennessee 37211.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the 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.

WITNESS my hand this 6 day of June 2023.

THE BILLIE S. POOLE REVOCABLE LIVING TRUST, dated May 20, 2011

AMY R. CHAVEZ, as FIRST ALTERNATE SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, AMY R. CHAVEZ, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the First Alternate Successor Trustee of The Billie S. Poole Revocable Living Trust, dated May 20, 2011, the within named bargainor, and that she as such First Alternate Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 6th day of June 2023.

NOTARY PUBLIC

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

Exhibit "A"
(To Trustee's Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County, to which plan reference is hereby made for a more accurate legal description.

Being the same property conveyed to WILLIE C. POOLE and wife, BILLIE S POOLE, by deed from FAIRLANE HOMES COMPANY, dated July 28, 1956, of record in Book 2548, Page 541, Register's Office for Davidson County, Tennessee.

WILLIE C. POOLE having since died on or about January 1, 2009, leaving BILLIE S. POOLE as the surviving tenant by the entirety.

Further being the same property conveyed by Quit Claim Deed from BILLIE S. POOLE to THE BILLIE S. POOLE REVOCABLE LIVING TRUST, dated May 20, 2011, BILLIE S. POOLE, Co-Trustee or her successors in trust and any amendments thereto, dated May 20, 2011, of record in Instrument No. 20110602-0042182, said Register's Office.

BILLIE S. POOLE having died on or about March 14, 2017. Pursuant to the terms of THE BILLIE S. POOLE REVOCABLE LIVING TRUST, dated May 20, 2011, upon the death of BILLIE S. POOLE, the trustee was to distribute the property to DANNY POOLE, in fee simple absolute.

DANNY POOLE, also known as DANNY CARL POOLE, died testate on or about October 14, 2021, in Davidson County, Tennessee, without the property having been conveyed to him by the trustee of THE BILLIE S. POOLE REVOCABLE LIVING TRUST, dated May 20, 2011. The estate of DANNY CARL POOLE being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-2368.

Certification of Trust of THE BILLIE S. POOLE REVOCABLE LIVING TRUST, dated May 20, 2011 of record in Instrument No. 20230613-0044942, said Register's Office.