RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1041113 DEEDQC
08/22/2023 11 13 14 AM 2 pgs
Fees $12 00 Taxes $0 00
20230822-0065479

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Debra Christine Troup 3774 Pin Hook Rd. Antioch, TN 37013	New Owner	164-00-0-098.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **William Calvin Troup, Jr.** does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Debra Christine Troup,** her successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, as follows:

Beginning at a point in the center line of New Pin Hook Road, Pope's southwest corner; thence north 680 feet, more or less, to a point; thence east 165 feet to an iron pin; thence south 563 feet, more or less, to a point, Pope's northeast corner, thence west 210 feet to Pope's northwest corner; thence south 710 feet, more or less, to the center of New Pink Hook Road; thence west along the center to the same 50 feet to the point of beginning.

Being the same property conveyed to Jefferson J. Davis and wife, Christine Davis by Warranty deed from Joe Foster and wife, Alice Foster and Edgar Pope, Jr. and wife Lela Jane Pope of record in Book 2961, page 201, Register's Office for Davidson County, Tennessee, dated September 18, 1959 and recorded on September 23, 1959. Jefferson J. Davis (Sr.) died September 17, 1960, leaving Christine Davis as the surviving tenant by the entirety Christine E. Davis died intestate August 22, 1978 Affidavit of Heirship recorded in Instrument No. 20050502-0048489, in the Register's Office for Davidson County, Tennessee, states that she was survived by her two children, Shirley Ann Troup and Jefferson Davis, Jr. Jefferson Davis, Jr. died intestate April 28, 2001. Affidavit of Heirship recorded in Instrument No. 20050502-0048488, in the Register's Office for Davidson County, Tennessee, states that he was survived by his sister, Shirley Ann Troup.

Being the same property conveyed to William C. Troup and wife, Shirley Ann Troup by Quitclaim deed from Shirley Ann Troup to Gary B. Fisher, Trustee of record in Instrument No. 20050502-0048490 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 2, 2005. Shirley Ann Troup died December 16, 2014, leaving William C. Troup as the surviving tenant by the entirety.

William Calvin Troup died October 31, 2021, his estate being administered through Davidson County Probate Court, Docket No. 22P1088 A copy of the Order to Admit Last Will and Testament to Establish a Muniment of Title to Real Estate recorded in Instrument No. 20220801-0087070, in the Register's Office for Davidson County, Tennessee A copy of the Last Will and Testament of William Calvin Troup recorded in Instrument No. 20220801-0087071, in the Register's Office for Davidson County, Tennessee, property known as 3778 Pin Hook Road being devised to his son, William Calvin Troup, Jr

Being also known as 3778 Pin Hook Rd , Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises

Witness my hand this 21st day of August, 2023

WILLIAM CALVIN TROUP, JR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared William Calvin Troup, Jr , 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

Witness my hand and official seal this 21st day of August, 2023

Commission expires 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2023

Notary Public

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON