Karen Johnson Davidson County
Batch# 1048100 DEEDQC
09/11/2023 08 55 04 AM 3 pgs
Fees $17 00 Taxes $0 00
20230911-0070850

This instrument was prepared by.
Jelks Law, PLLC
P O. Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NUMBER.
Diane Katharine Nasser, Trustee, or her successors in interest, of the Diane Nasser Revocable Trust dated July 24, 2023 8595 Poplar Creek Road Nashville, Tennessee 37221	First Horizon Home Loan Corporation P O. Box 7481 Springfield, Ohio 45501	154 00 0 064.00 154 00 0 102.00

QUITCLAIM DEED

Grantor, Diane Katharine Nasser, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Diane Katharine Nasser, Trustee, or her successors in interest, of the Diane Nasser Revocable Trust dated July 24, 2023, and any amendments thereto, all of her rights, title, and interest in the following property commonly known as 8595 and 8591 Poplar Creek Road, Nashville, Tennessee 37221 with the following legal description:

Being real estate situated in the Ninth Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Beginning at a point which is marked by a stake or iron pin, the same being a fence corner and the southwest corner of the J.T. Stibor property, and which point of beginning is S 38° W 643.5 feet more or less from an iron pin located on the south side of Poplar Creek Road, which said iron pin in the northwest corner of the J T. Stibor property and on the line between the properties owned by J.T. Stibor and Fannie Bolin, and then from said point of beginning S 49° E 208 feet to a point; thence N 38° E 208 feet to a point; thence 49° W 208 feet to a point on the line dividing the Stibor and Bolin properties; thence S 38° W 208 feet to a point of beginning. Said parcel contains one acre, more or less.

TRACT NO. 2: Described according to a survey made by P. Anthony Chapdelaine, Jr., Surveyor, January 24, 1980 as follows: Beginning at a point in the southerly margin of Poplar Creek Road at the northeast corner of the property conveyed to Rachel Riner of record in Book 5017, page 776, Register's Office, said point of being also the northwest corner of the J.T. Stibor property of which this is a part of; thence with the southerly margin of Poplar Creek Road, S 66° 51' E 104.68 feet to a point; thence continuing with said Poplar Creek Road easterly 43.17 feet to a point; thence S 20° 19' W 431.06 feet to an iron pin; thence S 32° 40' 242.65 feet to an iron pin; thence S 23° 31' W 235.25 feet to an iron pin in the northern boundary of Dr. Richard Curtin property of record in Book 3950, page 447, Register's Office; thence with said Curtin's northern

boundary line N 44° 13' W 346.43 feet to a point being the southeast corner of a one acre tract of land conveyed by Jerry Riner and wife of record in Book 4859, page 481, Register's Office; thence with Riner's eastern boundary line N 36° 52' E 208 feet to Riner's northeast corner; thence with Riner's northern boundary line N 44° 33' W 208 feet to a point in the eastern boundary line of said Rachel Riner's property; thence with same N 36° 52' E 398.49 feet to the beginning, containing 3.84 acres.

TRACT NO. 3: Beginning at an iron pin, the southeast corner of Ken McLaughlin's property, Deed Book 5842, page 834, Register's Office of Davidson County and the southwest corner of J.T. Stibor property, Deed Book 4404, page 674, Register's Office of Davidson County, thence with said McLaughlin's line, N 42° 00' 05" W 554.43 feet to a 4 inch sassafras, thence with a new line S 39° 14' 03" W 50.14 feet to an iron pin, thence S 37° 34' 49" E, 97.41 feet, thence S 49° 14' 02" E 453.28 feet to the point of beginning, containing 0.418 acres, more or less, according to a survey by R L Chapdelaine dated, May 10, 1986.

This conveyance is made subject to:

Easement for a 25 foot right-of-way of record in Book 4859, page 481, Register's Office for Davidson County, Tennessee.

Prior title may be found in Book 20051102, Page 0132634, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGE]

Diane Katharine Nasser, Grantor

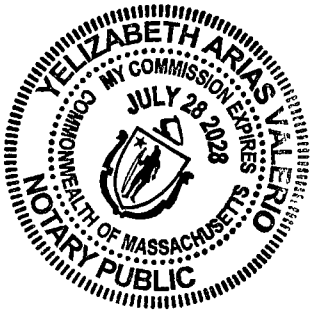
Diane Katharine Nasser, Grantor

STATE OF Mass.)
COUNTY OF Nantucket)

Personally, appeared before me, Diane Katharine Nasser, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of her knowledge, information, and belief.

Sworn to and subscribed before me this 9 day of August, 2023.





Notary Public

OATH OF VALUE

We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

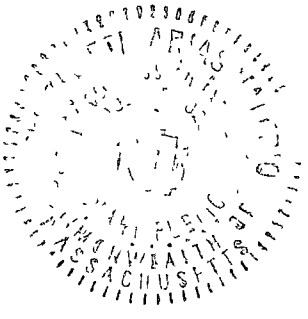
Diane Katharine Nasser, Trustee

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Notary Public