Address New Owner	Map-Parcel Numbers	Send Tax Bills To:
Mary Evelyn Douglas, Trustee **7141 Poplar Creek Trace** **Nashville, TN 37221**	**155 08 0C 060.00**	**SAME**
This instrument prepared by. Carter Shelton Jo 2021 Richard Jones Road, Suite 240, Nashville,		

Karen Johnson Davidson County
Batch# 1053703 DEEDQC
09/25/2023 10 46 25 AM 3 pgs
Fees $17 00 Taxes $0.00

20230925-0075024

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Mary Evelyn Douglas** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Mary Evelyn Douglas, Trustee of the Mary Evelyn Douglas Revocable Trust dated September 19, 2023** (the "Grantees"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **7141 Poplar Creek Trace, Nashville, TN 37221.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 19th day of September, 2023

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7-7-25

PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 19th day of September, 2023

Mary Evelyn Douglas
MARY EVELYN DOUGLAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Evelyn Douglas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of September, 2023.

Lucy Ralph
Notary Public

My Commission Expires
7-7-25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 60, on the Plan of Phase 2, Poplar Creek Estates, of record in Book 6900, pages 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 2, Poplar Creek Estates, as said areas are set forth and defined in Restrictions of record in Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6987, page 966; Book 7270, page 648; and Book 7964, page 33; and Charter for Poplar Creek Estates Homeowners' Association of record in Book 7120, page 125; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to Edmond J Douglas and wife, Mary Evelyn Douglas (as tenants by the entirety) from Donald W Johnson and wife, Kay B Johnson, by warranty deed filed for record on June 18, 1992, Instrument Number 541983, as of record in Book 8654, Page 475 in the Register's Office for Davidson County, Tennessee Edmond J Douglas having since died on September 25, 2016, leaving Mary Evelyn Douglas as the sole owner of the property