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

BOX 10-A

Karen Johnson Davidson County
Batch# 1069707 DEEDQC
11/08/2023 09:38:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231108-0087292

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Rise Pope 626 W. Nocturne Drive Nashville, TN 37207	New Owner	07004000500

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **TANYA B. WHEATON AND KEVIN M. WHEATON, II** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **RISE POPE** her heirs and assigns to the following tract of land in Rutherford County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Haynes Heights, Section II, as of record in Book 2331, Pages 58 and 59, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point on the westerly side of Gardner Lane at the common corner of Lots 57 and 58; thence with the line between said lots westerly 187 feet to a point; thence southerly 221.7 feet to a point in the margin of Manila Street; thence easterly with the margin of Same, 162 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.3 feet to a point in the margin of Gardner Lane; thence with the margin of same northerly 196.2 feet to the point of beginning.

Being the same property conveyed to Earl S. Clanton III and wife, Thelma T. Clanton by Deed from N H Barker and Herschel Greer dated November 1, 1955 in Book 2481, Page 571, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thelma T. Clanton by Quitclaim Deed from Earl S. Clanton III aka Earl Spencer Clanton, III dated February 21, 1977 and recorded in Book 5118, Page 20, Register's Office of Davidson County, Tennessee.

Thelma T. Clanton having become deceased on or about January 17, 2022.

Order for Muniment of Title in Instrument No. 20220922-0105572, Register's Office of Davison County, Tennessee. References Heirs-at-law of Kevin M. Wheaton and Rise Wheaton Pope.

Kevin M. Wheaton appears have become deceased on or about April 1, 2023; see Affidavit of heirship in Instrument No. 20230519-0037621 and Instrument No. 20230519-0037622, said Register's Office.

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 626 W. Nocturne Drive, Nashville, TN 37207

Witness my hand this 6th day of November, 2023

TANYA B. WHEATON

KEVIN M. WHEATON, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Tanya B. Wheaton and Kevin M. Wheaton, II, the within named bargainor who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6th day of November, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025