Karen Johnson
Batch # 1084589
12/21/2023 10:48:47 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231221-0098427

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Doug Freeland, Trustee 4 Wyndham Place Nashville, TN 37215	Doug Freeland, Trustee 4 Wyndham Place Nashville, TN 37215	116-12-0F-004.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Patrick J. Poe** and wife, **Patricia F. Poe**, by these presents do hereby quitclaim and convey unto **Doug Freeland, Trustee of The TPP Investment Trust I, Dtd. April 3, 2023**, all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 4 Wyndham Place, Nashville, Tennessee, 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hands and seal on this 3rd day of April, 2023.

Patrick J. Poe

Patricia F. Poe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said County, **Patrick J. Poe** and **Patricia F. Poe**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2023.

Notary Public

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: July 6, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Patrick J. Poe

Subscribed and sworn to before me, this 3rd day of April, 2023.

Notary Public

My Commission Expires: July 6, 2026

1188100.013.mnb.QCD – Wyndham Place to TPP I

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Wyndham Chase, as of record in Plat Book 6900, page 101, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid for Map-Par. 116-12-0F-004.00-CO.

Matters shown on the Plan of record in Plat Book 6900, page 101, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7019, page 922, as amended in Book 7419, page 217, and Book 7951, page 5, said Register's Office.

Deed of Conveyance(s) of record in Book 6897, page 179, Book 8131, page 957, and Book 8131, page 980, said Register's Office.

Right-of-Way Easement of record in Book 6909, page 852 and Book 6909, page 856, said Register's Office.

Easement for Cable Television of record in Book 7384, page 862, said Register's Office.

This being the same property conveyed to Patrick J. Poe and wife, Patricia F. Poe, by Warranty Deed from Nathan Craig Parrish, individually and as heir-at-law of Bette Sue McNeilly, and Corrine P. Ward and Edward Craig Parrish, Jr., as the heirs-at law of Bette Sue McNeilly, of record in Instrument No. 20181116-0112970, said Register's Office.