Karen Johnson Davidson County
Batch# 1124431 DEEDQC
04/18/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027815

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDEATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

Lee Anne Abernathy
AFFIANT

Subscribed and sworn to before me this the 18th day of April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-5-2025

(AFFIX SEAL)

HELEN JULIANNE LACKEY ANGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LACKEY McDONALD, PLLC
1608 17th Ave. S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lee Anne Enoch Abernathy, Trustee 8098 Poplar Creek Road Nashville, TN 37221	Same	Map 155 Parcel 17

For and in consideration of the sum of $1.00, the receipt and sufficiency whereof is hereby acknowledged, and other good and valuable considerations, I, Lee Anne Abernathy (hereinafter called "Grantor"), surviving spouse of James D. Abernathy, Jr., and by these presents do transfer and convey all my right, title, and interest unto Lee Anne Enoch Abernathy, as Trustee for the LAE Abernathy Revocable Trust, (hereinafter called "Grantee"), its heirs, successors, beneficiaries, and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of a tract of land marked 120.42 acres on the Plan showing processioning surveys made by Erle Drake, County Surveyor for said County, Survey of Mrs. S. D. Bradford Lands, December 29 and 30, 1920, of record in Book 421, page 168, Register's Office for said County, and described according to survey made by Walter W. Graham, Jr., Surveyor, dated May 22, 1954, as follows:

Beginning at a point on the northerly margin of Poplar Creek Road, 364 feet westerly from the western boundary line of the W. H. Hutton property; thence north 11 degrees west 360 feet to an iron pin; thence south 79 degrees west 380 feet to an iron pin; thence south 11 degrees east 341.4 feet to the northerly margin of said Poplar Creek Road; thence with the northerly margin of said Road, eastwardly to the beginning, containing 3 acres, more or less.

Being the same property conveyed to William C. Ogburn by quitclaim deed from Joyce Laverne Ogburn, of record in Book 5046, page 775, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James D. Abernathy, Jr. and wife, Lee Anne Abernathy by Warranty Deed, of record in Book 5137, page 124, Register's Office for Davidson County, Tennessee. James D. Abernathy, Jr. predeceased his wife, Lee Anne Abernathy, on the 4th day of February, 2020, with his Estate having been probated in the Davidson County Probate Court, bearing Docket #: 20P304.

This being improved property, known as **8098 Poplar Creek Drive, Nashville, Tennessee 37221.**

Witnessed my hand this the 18th day of April, 2024.

Lee Anne Abernathy

Lee Anne Abernathy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Anne Abernathy, the within named Bargainor, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand on official seal, this the 18th day of April, 2024.

Notary Public

(SEAL)

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-5-2025

CERTIFICATE OF AUTHENTICITY

I, Joseph L. Lackey, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 18, 2024.

Affiant Signature

Date: April 18, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 18th day of April, 2024.

Notary's Signature

My Commission Expires: 11-5-2025

Seal:

