Karen Johnson Davidson County
Batch# 1148423 DEEDQC
06/18/2024 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045778

This Instrument Prepared By and Returned To: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 11th day of June, 2024. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of June, 2024, among:

TRACY M. POYTHRESS, UNMARRIED,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TRACY POYTHRESS, TRUSTEE OF THE POYTHRESS LIVING TRUST DATED JUNE 11, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot no. 23 on the Plan of Phase I, Section I, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829 thru 831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy M. Poythress, unmarried, by Warranty Deed from Bobby J. Smith II and wife, Marnice C. Smith, dated July 27, 2001, and recorded July 30, 2001, in Book Instrument No. 20010730-0080461 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 6329 Paddington Way, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Tracy M. Poythress.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

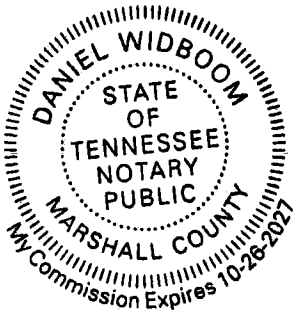
TRACY M. POYTHRESS

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Tracy M. Poythress**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

Tracy Poythress, Trustee
Poythress Living Trust dated June 11, 2024
6329 Paddington Way
Antioch, TN 37013

Responsible Party For Taxes:

Tracy Poythress, Trustee
Poythress Living Trust dated June 11, 2024
6329 Paddington Way
Antioch, TN 37013

Tax Map and Parcel: 151 9A 23

Certificate of Authenticity

I, Trent Linville, 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 6-11-24.

Date

Affiant Signature

6-11-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11th day of June, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

