Karen Johnson Davidson County
Batch# 1200313 DEEDQC
11/01/2024 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0084926

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Karla Peacher	Same	Map 51-7
1017 Townley Dr.		Parcel 001.00
Madison, Tennessee 37115		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, Gordon McClellan, sole Substitute Trustee of the William Cooper Peacher Separate Property Trust dated 12/13/99, quitclaim and convey to Karla Peacher all of the right, title and interest of said Trust in and to a parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, page 56, Register's Office for said County.
>
> Said Lot No. 151 is described as beginning at a point in the westerly margin of Townley Drive at the corner of Lots Nos. 150 and 151; thence with the line between said lots, westerly 225 feet to a point; thence southerly 219.26 feet to the north margin of Fairoaks Drive; thence with the margin of same, easterly 186.52 feet to the beginning of a curve; thence around said curve, northeasterly 30.02 feet to the margin of Townley Drive, thence with the margin of the same, southerly 142.04 feet to the point of the beginning.
>
> Being the same property conveyed by William Cooper Peacher to William Cooper Peacher, Trustee of William Cooper Peacher Separate Property Trust dated 12-13-99, by quitclaim deed of record as Instrument 20010402-0031386, said Register's Office. William Cooper Peacher died on 10-12-2024, whereupon Gordon McClellan became successor trustee, as shown by a Certification of Trust registered herewith.

The undersigned conveys all right, title and interest as he can or should as such substitute trustee, without warranty of any sort, and not further or otherwise.

This is improved property at 1017 Townley Drive, Madison, Tennessee.

The preparer renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 10/31/2024

Gordon McClellan, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Gordon McClellan, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal this date: 10/31/2024

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 10/31/2024

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 31st day of October, 2024.

Date: 10-31-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 31st day of October, 2024.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY