This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1217815 DEEDQC
12/18/2024 02:55:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20241218-0098389

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5TH day of DEC, 2024

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Victor Scott Poole & Sharon Renee Poole
100 Gayle Drive,
Old Hickory, TN 37138

SEND TAX BILLS TO:
Victor Scott Poole & Sharon Renee Poole
100 Gayle Drive,
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 05316011200

CORRECTIVE QUITCLAIM DEED

* *Corrective deed being done to correct the failure of Quit Claim deed of record in book 10317, page 515 in addressing the heirs-at-law of Claude Lee Ferrell Sr AKA C.L. Ferrell**
24NT01323

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Gary Wayne Beard & Karen Beard Gray, heirs-at-law of Laura Mae Ferrell Beard AND The Claude Lee Ferrell Jr Residuary Trust AND The Estate of Paul Melvin Ferrell AND The Estate of William C. Ferrell

By these presents do remise, release and **QUITCLAIM** unto

Victor Scott Poole and Sharon Renee Poole, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Polly Acres Subdivision, Lakewood, Tennessee as of record in Book 3700 Page 57 and in Book 3700, page 90, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Victor Scott Poole and Sharon Renee Poole, husband and wife from Claude Lee Ferrell Jr. and Virginia D. Ferrell, by Warranty Deed dated 05/03/2000 and recorded 05/17/2000 in Instrument No. 20000517-0049456, Register's Office of said County.

Being the same property conveyed to Claude Lee Ferrell Jr and Virginia D. Ferrell by Quit Claim Deed from C.L. Ferrell (deceased) and Pauline R. Ferrell dated 12/31/1996 and recorded 01/13/1997 in book 10317, page 515, register's office for Davidson County, Tennessee.

C.L. Ferrell AKA Claude Lee Ferrell Sr died intestate 05/28/1984, leaving his heirs-at-law as follows, as evidenced by affidavits of heirship recorded 202412180098387 **and** 202412180098386**, Register's office for Davidson County, Tennessee: Pauline Ruth Ferrell, Laura Mae Ferrell Beard, Claude Lee Ferrell Jr, Paul Melvin Ferrell & William Ferrell.**

Pauline Ruth Ferrell died 2/16/1997 with testate probate in the Davidson County Probate Court case no. 97P350, her 1/5 interest passed to her residuary devisees named therein Laura May Beard, Claude Lee Ferrell Jr, Paul Melvin Ferrell & William C. Ferrell-all subsequently deceased.

Laura Mae Ferrell Beard died 4/15/024, her 1/5 interest passing to her heirs-at-law as follows. as evidenced by affidavits of heirship recorded 202412180098385 **AND** 202412180098388**, Register's office for Davidson County, Tennessee: Gary Wayne Beard & Karen Beard Gray.**

Claude Lee Ferrell Jr died 09/20/2009 with testate probate in the Davidson County Probate Court, case no. 09P1656, devising his 1/5 interest into his Residuary Trust.

Paul Melvin Ferrell died 09/27/2015, with testate probate in the Davidson County Probate Court case no. 2015PR-149, with his 1/5 interest administered through his probate estate by terms of probated will.

William Ferrell died 01/17/2015 with testate probate in the Sumner County probate court case no 2015PR-149, with his 1/5 interest administered through his probated estate by terms of the probated will.

Being part of the same property conveyed to C.L. Ferrell by Warranty Deed from C.L. Ferrell and Kirby Clifton dated 12/21/1967 and recorded 12/29/1967 in book 4201, page 798, Register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 100 Gayle Dr, Old Hickory, TN 37138-2302

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, _____.

Gary Wayne Beard 12/05/2024 09:56 AM CST

Gary Wayne Beard

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gary Wayne Beard,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

12/05/2024 09:59 AM CST

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Gary Wayne Beard 12/05/2024 09:58 AM CST

Gary Wayne Beard Sr, Personal Representative, The Estate of Paul Melvin Ferrell

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gary Wayne Beard Sr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Personal Representative** For **The Estate of Paul Melvin Ferrell**, and that as such **Personal Representative**, executed the foregoing instrument for the purpose therein contained.

12/05/2024 09:59 AM CST

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Karen Beard Gray

12/05/2024 10:44 AM CST

Karen Beard Gray

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Karen Beard Gray,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

12/05/2024 10:48 AM CST

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Teresa Ferrell Slay, Co-Successor Trustee 12/04/2024 03:46 PM CST

Teresa Ferrell Slay, Co-Successor Trustee, The Claude Lee Ferrell Jr Residuary Trust

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Teresa Ferrell Slay** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Co-Successor Trustee** For **The Claude Lee Ferrell Jr Residuary Trust**, and that as such **Co-Successor Trustee,** executed the foregoing instrument for the purpose therein contained.

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12/04/2024 03:53 PM CST

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

My Commission expires: _____/_____/_____.

Claude Lee Ferrell III, Co-Successor Trustee 12/04/2024 02:54 PM CST

Claude Lee Ferrell III, Co-Successor Trustee, The Claude Lee Ferrell Jr Residuary Trust

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Claude Lee Ferrell III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Co-Successor Trustee** For **The Claude Lee Ferrell Jr Residuary Trust**, and that as such **Co-Successor Trustee,** executed the foregoing instrument for the purpose therein contained.

12/04/2024 02:56 PM CST

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

My Commission expires: _____/_____/_____.

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

Gayle Ferrell Wilson 12/04/2024 02:41 PM CST

Gayle Ferrell Wilson, Personal Representative, The Estate of William C. Ferrell

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gayle Ferrell Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Personal Representative** For **The Estate of William C. Ferrell,** and that as such **Personal Representative,** executed the foregoing instrument for the purpose therein contained.

12/04/2024 02:44 PM CST

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

My Commission expires: _____/_____/ _____.

Certificate of Authenticity

I, Holly A. Mason, 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 December 10, 2024.

Affiant Signature

12/13/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of December, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

