Karen Johnson Davidson County
Batch # 1248518 DEEDQC
03/20/2025 11:42:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250320-0020437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Marcy Bradshaw Darnall, IV Revocable Living Trust	**Same**	**155-8C-126**
(NAME) **7116 Forrest Oaks Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Marcy Bradshaw Darnall, IV, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Marcy Bradshaw Darnall, IV, Trustee of the Marcy Bradshaw Darnall, IV Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Marcy Bradshaw Darnall, IV Revocable Living Trust, Dated February 28, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Lot 126, POPLAR CREEK ESTATES, PHASE II, as shown on plat of record in Plat Book 6900, Pages 339-347 amended in Book 7494, Page 321 and Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marcy Bradshaw Darnall, IV and Melissa H. Darnall by Warranty Deed from Jack L. Dickey and wife Debra A. Dickey, as of record in Instrument 20060921-0117225, Register's Office for Davidson County, Tennessee. The said Marcy Bradshaw Darnall, IV and Melissa Hall Darnall being granted a divorce by the Third Circuit Court on the 4th day of October, in Davidson County, Tennessee, Docket No. 17D-988, and this conveyance is a further division of the marital estate pursuant to the Order of the Third Circuit Court.

Further being the same property conveyed to Marcy Bradshaw Darnall, IV by Quitclaim Deed from Melissa H. Darnall, dated September 27, 2017, of record in Instrument No. 20171013-0105409, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to:

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **7116 Forrest Oaks Drive, Nashville, Tennessee 37221**

Witness our hands, this the 28th day of February, 2025.

MARCY BRADSHAW DARNALL, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARCY BRADSHAW DARNALL, IV** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of February, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026