Karen Johnson Davidson County
Batch# 1257949 DEEDQC
04/11/2025 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250411-0027269

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 9, 2025.

Notary Public

My Commission Expires: _____

SOPHIE LANCE
STATE OF TENNESSEE NOTARY PUBLIC

New Owner Address:
Pogue Family Trust
7704 River Bend Way
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
141 12C 65

QUITCLAIM DEED

James A. Pogue and wife, Tina M. Pogue (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Pogue Family Trust**, dated April 9, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 9, 2025**.

James A. Pogue

Tina M. Pogue

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James A. Pogue and Tina M. Pogue**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 9, 2025.

Notary Public

My Commission Expires: _____

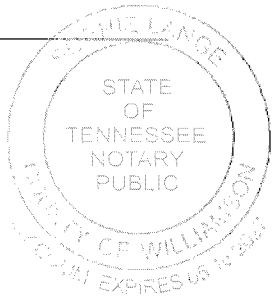


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of River Bend, as of record in Book 6900, pages 504 and 505, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Pogue and wife, Tina M. Pogue, from Federal Home Loan Mortgage Corporation, by deed of record in Book 8748, Page 926, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 7704 River Bend Way, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 9, 2025.

Affiant Signature

4-9-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 9, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027