Karen Johnson Davidson County
Batch# 1259887 DEEDQC
04/14/2025 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250414-0028241

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Mary Emilie Acklen
Affiant

Subscribed and sworn to before me, this 2nd day of April, 2025.

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Andrew McCormick Acklen and Mary Emilie Holmes Acklen, Trustees 7196 Forest Oaks Nashville, Tennessee 37221	SAME	155 07 0A 017.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew McCormick Acklen and wife, Mary Emilie Holmes Acklen**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Andrew McCormick Acklen and Mary Emilie Holmes Acklen, Trustees of the Andrew & Mary Acklen Living Trust, established by the Revocable Trust Agreement of Andrew McCormick Acklen and Mary Emilie Holmes Acklen dated April 2, 2025**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 2nd day of April, 2025.

Andrew McCormick Acklen

Mary Emilie Holmes Acklen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew McCormick Acklen and Mary Emilie Holmes Acklen, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of April, 2025.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 on the Plan of Poplar Creek Estates, Phase III, Section "B" Subdivision, Revision One of record in Plat Book 7900, Page 993, as revised in Plat Book 9700, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew McCormick Acklen and Mary Emilie Holmes Acklen, husband and wife, by deed from Rodney Douglas Hanson, II and Alena Hanson, husband and wife, of record as Instrument No. 20220503-0051283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the current year and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 993, as revised 'in Plat Book 9700, Page 123, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6474, Page 346, as amended in Book 6486, Page 587; Book 6662, Page 433, as amended in Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter of Poplar Creek Homeowners Association, Inc. of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Poplar Creek Homeowners Association by Quitclaim Deed of record in Instrument Number 20011017-0113305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Andrew McCormick Acklen and Andrew Acklen are one and the same person. Mary Emilie Holmes Acklen and Mary Emilie Acklen are one and the same person.

This is improved property known as 7196 Forest Oaks, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/2/25.

4/14/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

