Karen Johnson
Batch # 1289329
06/24/2025 02 41 06 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250624-0049775

This Instrument Prepared By

J. Allen Reynolds III
Evans, Jones & Jones, P C
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
The 2025 Margaret H. Doubleday Revocable Trust 359 Gundry Drive Falls Church, VA 22046	The 2025 Margaret H. Doubleday Revocable Trust 359 Gundry Drive Falls Church, VA 22046	130 10 0 114.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility
Preparer of this instrument makes no representation as to the title of the property described herein

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vi), Tennessee Code Annotated

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARGARET H. DOUBLEDAY**, by these presents does hereby quitclaim and convey unto **MARGARET H. DOUBLEDAY, AS TRUSTEE OF THE 2025 MARGARET H. DOUBLEDAY REVOCABLE TRUST** created pursuant to instrument of revocable trust dated June 24, 2025, her successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 of Block 3, Section 10 on the Plan of Belle Meade Subdivision of part of Block D of Belle Meade Subdivision No. 2, as of record in Book 3300, pages 41 and 42, and amended in Book 3806, page 253, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Georgian Place at a corner of Lots 16 and 17, thence the line between said two lots easterly 250 feet to an iron pin in the common

corner of Lots 16, 17, and 18; thence with the line between Lots 16 and 18 northeasterly 78.2 feet to an iron pin, witness line; continuing in the same direction 37 feet, more or less, to the center of Richland Creek; thence with the center of said creek in a westerly and northwesterly direction 290 feet more or less, to the northeast corner of Lot No. 15; thence with the easterly line of said Lot No. 15 southwardly 42 feet, more or less, to an iron pin, witness line; continuing in the same direction 244.9 feet, in all 286.9 feet, more or less to the easterly margin of Georgian Place; thence with said Place southeastwardly 155 feet to the beginning.

Being the same property conveyed to Equitable Trust Company, Successor Trustee of the Josephine D. Doubleday 2005 Family Trust as to an undivided 50% interest by deed of record as Instrument 20160222-0016673, Register's Office for Davidson County, Tennessee, and conveyed to Equitable Trust Company, Successor Trustee of the Josephine D. Doubleday 2004 Family Trust as to an undivided 50% interest by deed of record as Instrument 20160222-0016674, said Register's Office; the Josephine D. Doubleday 2004 Family Trust having merged into the Josephine D. Doubleday 2005 Family Trust by the Merger of Trust Agreement dated May 23, 2023, and Equitable Trust Company, Successor Trustee of the Josephine D. Doubleday 2005 Family Trust now owning 100% interest in the property; and subsequently conveyed to Margaret H. Doubleday by Quitclaim Deed from Equitable Trust Company, Successor Trustee of the Josephine D. Doubleday 2005 Family Trust, of record as Instrument Number 20240327-0021408, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4406 Georgian Place, Nashville, Tennessee 37215.

WITNESS my hand this 24 day of June, 2025.

Margaret H. Doubleday

MARGARET H. DOUBLEDAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **MARGARET H. DOUBLEDAY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 24 day of June, 2025.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

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