Karen Johnson
Batch # 1289329
06/24/2025 02 41 06 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250624-0049776

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	103 140 025.00

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 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. 49 on the Revised Plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, Page 73, 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 Bennett B. Doubleday by Warranty Deed from Mark M. Brown and Mary E. Link, husband and wife recorded on April 29th, 2022 in Instrument No. 20220429-0050160, Register's Office for Davidson County, Tennessee.

Bennett B. Doubleday also known as Bennett B. Doubleday, Jr. having died on December 26th, 2023 in Davidson County, Tennessee. The Last Will and Testament of Bennett B. Doubleday, Jr. admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division) in Docket No. 24P32. Letters of Testamentary dated January 23rd, 2024 appointed Equitable Trust Company as the Executor of the Estate of Bennett B. Doubleday, Jr. The Last Will and Testament of Bennett B. Doubleday, Jr. specifically authorizes the Executor to convey real property. Equitable Trust Company also being the trustee of any testamentary trust created under the Last Will and Testament of Bennett B. Doubleday, Jr.

Being the same property subsequently conveyed to Margaret Doubleday by Quitclaim Deed from Equitable Trust Company, Executor for the Estate of Bennett B. Doubleday, Jr. and Trustee of the Testamentary Exempt and Non-Exempt Trusts of Bennett B. Doubleday, Jr. of record at Instrument No. 20241217-0097842, Registers Office for Davidson County, Tennessee.

This is improved property, known as 50 Brookwood Terrace, Nashville, Tennessee 37205.

WITNESS my hand this 24 day of June, 2025.

Margaret Doubleday
MARGARET DOUBLEDAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

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

Notary Public

My Commission Expires: 1-11-26

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