Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1298319 DEEDQC
07/17/2025 08:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056332

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
1923 Trust
2216 Greenwood Ave.
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map and Parcel No.
05004001200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Alan Popoff and Ande Jo Popoff**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **1923 Trust dated July 16, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, being Lot No. 7 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Suveyor, dated April 20th, 1947, as follows:

BEGINNING at a point in the north margin of Due West Avenue at the corner of Lots Nos. 6 and 7; thence with the line between said lots northerly 511.65 feet to point; thence easterly 100 feet to the corners of 7 and 8; thence with the line between said lots southerly 551.15 feet to the north margin of Due West Avenue; thence with the margin of same westerly 100 feet to the beginning.

Being the same property conveyed to **Alan Popoff and Ande Jo Popoff, husband and wife**, by Warranty Deed dated July 14, 2022, from **Morris Jones and wife, Cynthia Jones**, recorded in Instrument No. 20220725-0084903, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1040 Due West Ave. N., Madison, TN 37115.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 16th day of July 2025.

Alan Popoff

Ande Jo Popoff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Alan Popoff**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July 2025.

Notary Public

RUSSELL T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ande Jo Popoff**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July 2025.

Notary Public

RUSSELL T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 16th day of July 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2025.

Affiant Signature

July 16, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of July 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES AUG 19, 2028