THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

Karen Johnson Davidson County
Batch# 1448047 DEEDQC
07/16/2026 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 26th day of June, 2026.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Poppycock Living Trust **733 Work Drive** **Nashville, Tennessee 37207**	**Poppycock Living Trust** **733 Work Drive** **Nashville, Tennessee 37207**	**059-15-0-054.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Holly S. Fox and Thom J. McMahon Jr., wife and husband** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Poppycock Living Trust dated June 26, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 148 on the Revised Plan of a portion of Haynes Manor Subdivision, Section I, as of record in Book 3700, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said Lot No. 148 fronts 75 feet on the southeasterly side of Work Drive and extends back between parallel lines 135 feet to a dead line.

BEING the same property conveyed to Holly S. Fox and Thom J. McMahon Jr., wife and husband, by Warranty Deed from Anthony Wilhoite, a single person, Jewell Rippie, and Earlette Moore, heirs at law of Earl Wilhoite, dated October 8, 2020 and recorded October 13, 2020 in Instrument No. 20201013-01198880, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **733 Work Drive, Nashville, Tennessee 37207**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 26th day of June, 2026.

GRANTORS:

Holly S. Fox

Thom J. McMahon Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of June, 2026, before me personally appeared Holly S. Fox and Thom J. McMahon, Jr. to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 26th day of June, 2026.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 June 26, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 26th day of June, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of June, 2026.

Notary Public
My commission expires: 9/5/28

(SEAL)

EMILY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028