This instrument was prepared by:
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Karen Johnson
Batch # 1471958
09/11/2026 12:34:22 PM
Fees: $23.00 Taxes: $37.00
Davidson County
DEEDQC
4 pgs
20260911-0084595

FROM:	JAMES ELDER, an individual residing in Portland, Tennessee, his successors, assigns and heirs (the **"Grantor"**)
TO:	WADE R. ELDER, an individual residing in Nashville, Tennessee, his successors and assigns (the **"Grantee")**

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map / Parcel No.:
WADE R. ELDER 9017 Poplar Creek Road Nashville, Tennessee 37221	(new owner)	Map 154 00, Parcel 016.00

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is TEN THOUSAND AND NO/100 DOLLARS ($10,000.00).

James T Elder
Affiant

Sworn to and subscribed before me, this 17th day of August, 2026.

Notary Public

My Commission Expires: 1/24/28

MICHAEL RUSSO
TENNESSEE NOTARY PUBLIC
My Comm. Expires January 24, 2028
COUNTY OF DAVIDSON

WHEREAS:

A. By Executor Quitclaim Deed of record as Instrument Number 20100201-0007821, in the Register's Office for Davidson County, Tennessee, James Elder, a/k/a James Tullie Elder, Jr., a current resident of Portland, Tennessee, acquired title to an interest in the property described therein (the "Property").

B. **JAMES ELDER, a/k/a James Tullie Elder, Jr.**, a resident of Portland, Tennessee, shall be referred herein to as the "**Grantor**".

C. Grantor wishes to convey title to his interest in the Property to **WADE R. ELDER**, a resident of Nashville, Tennessee, his successors and assigns (the "**Grantee**").

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The Property is improved property believed to be commonly known as 9017 Poplar Creek Road, Nashville, Davidson County, Tennessee, but such address is not part of the legal description, and in the event of any discrepancy, the legal description set forth on Exhibit A hereto shall control, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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GRANTOR:

JAMES ELDER, a/k/a James Tullie Elder, Jr.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared JAMES ELDER, a/k/a James Tullie Elder, Jr., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing *Quitclaim Deed* for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2026.

Notary Public

My Commission Expires: 1/24/28



EXHIBIT A

Legal Description

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south side of the Poplar Creek Road, and being the remainder of a tract of record in Book 2453, page 471, Register's Office, as surveyed by S. H. Hutchinson, Nov. 29, 1955 and drawn in November, 1958, as follows:

Beginning at an iron stake in center of Poplar Creek Road same being the northeast corner of E. L. Thomas Lot; thence meandering with Poplar Creek Road, south 59° 30' east 27.90 poles to a point in the Poplar Creek Road; thence north 79° east 2 poles to a point in said road, same being the northwest corner of Cecil Lankford's lot; thence south 2° west 74 poles with Lankford's line to a stake with an ash and poplar pointers in George McPherson's north line; thence with McPherson's line, north 88° 30' west 33.50 poles to a stake with dogwood and poplar pointers, E. L. Thomas' southeast corner; thence with the E. L. Thomas east line, north 6° east 86.51 poles more or less to the point of beginning, containing 15.50 acres more or less.

Being the same property conveyed to James H. Elder by Quit Claim Deed from Jacqueline Elder, pursuant to a divorce decree filed December 3, 1975, of record in Book 8857, page 724, Register's Office for Davidson County, Tennessee..

Property legal description taken from the aforementioned Executor Quitclaim Deed of record as Instrument Number 20100201-0007821, in the Register's Office for Davidson County, Tennessee.