This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **LARRY T. POWELL, EXECUTOR for the ESTATE OF JOSEPH EDMOND POWELL**

TO: **John P. Brown, III, Trustee**

AND

FROM: **John P. Brown, III, Trustee**

TO: **CAROL ANN POWELL, CINDY POWELL, STEVE POWELL, DAVID POWELL, AND LARRY T. POWELL, their heirs and assigns**

BILL GARRETT, Davidson County
Trans:T20130035990 DEEDQC
Recvd: 05/01/13 11:42 4 pgs
Fees:27.00 Taxes:0.00
20130501-0043607

ADDRESS NEW OWNER:
LARRY T. POWELL, et al
c/o 1061 Noel Drive
Mt. Juliet, TN 37122

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
09512002000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, Larry T. Powell, Executor for the Estate of Joseph Edmond Powell (DOD: June 24, 2012 -- see Davidson County Probate Court, Case No. 12P-1225), have bargained and sold and by these

presents do quitclaim and convey unto John P. Brown, III, hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 89 on the Map of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 89 fronts 105 feet on the southeasterly margin of Hibbitts Road and extends back between lines 177.3 feet on the northeasterly line and 162.6 feet on the southwesterly line to a dead line in the rear measuring 54.5 feet thereon.
>
> Being the same property conveyed from Amos S. Rader and wife, Mary Ellen Rader, by Warranty Deed dated September 15, 1955, to Joseph Edward Powell and wife, Shirley W. Powell. The said Joseph Edward Powell is one and the same person as Joseph Edmond Powell. Shirley W. Powell became deceased on February 10, 2011, with said real property passing to her spouse by operation of law; and the said Joseph Edmond Powell having subsequently become deceased on June 24, 2012, leaving a Will bequeathing said real property to his surviving children.

This is improved property located at and known as 2529 Hibbitts Road, Davidson County, Tennessee, 37214.

And now I, the said **John P. Brown, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **CAROL ANN POWELL, CINDY POWELL, STEVE POWELL, DAVID POWELL, AND LARRY T. POWELL, their heirs and assigns,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 17 day of April, 2013.

LARRY T. POWELL, Executor
for the ESTATE OF JOSEPH EDMOND POWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **LARRY T. POWELL**, Executor of the **ESTATE of JOSEPH EDMOND POWELL**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of April, 2013.

NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/6/2013

JOHN P. BROWN, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, III, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of April, 2013.

NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/6/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 17th day of April, 2013.

NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/6/2013