BILL GARRETT, Davidson County
Trans:T20140004569 DEEDQC
Recvd: 01/21/14 15:03 2 pgs
Fees:12.00 Taxes:0.00
20140121-0005691

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Juanita L. Powell, Trustee
Juanita L. Powell Revocable
Living Trust Agreement
1055 Forrest Crossings
Joelton, TN 37080-4850

Send Tax Bills To:
Same

Map and Parcel No.
Map 093 15
Parcel 180.00

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, I, **Juanita L. Powell**, hereinafter called the "Grantor" by these presents do hereby quitclaim, transfer and convey unto **Juanita L. Powell, Trustee, Juanita L. Powell Revocable Living Trust Agreement dated January 16, 2014** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT I: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known and described as following: BEGINNING at a point on the west line of Fourth Avenue south (formerly Cherry Street) 41 feet north of north line of Oak Street; thence north along said west line 40 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south along the east line of said alley 40 feet to a stake; thence east parallel with Oak Street 165 feet to the point of beginning.

TRACT II: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known as the south forty-one feet of Lot 56 of the Barrow Grove Plan, said tract hereby conveyed being more particularly described as follows: BEGINNING at the point where the north line of Oak Street intersects the west line of Fourth Avenue south (formerly Cherry Street); thence north along said west line 41 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south with the east line of said alley 41 feet to the north line of Oak Street; thence east along said north line 165 feet to the point of beginning.

TRACT III: A certain tract of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows: Part of Lot No. 56 on the Plan of Barrow Grove Addition to Nashville, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William C. Parrish, Engineer, March 7, 1956, as follows: BEGINNING at a point on the westerly margin of Fourth Avenue South, formerly Cherry Street, 81 feet northerly from the northwest corner of said Avenue and Oak Street; thence with the westerly margin of said Avenue north 31 degrees 45 minutes west 40 feet to the southeast corner of Lot No. 55 on the said plan; thence with the line between said lots Nos.

55 and 56, south 58 degrees 36 minutes 30 seconds west 168.55 feet to a point on the easterly margin of a 16 foot alley; thence with the easterly margin of said alley south 31 degrees 36 minutes east 40 feet; thence north 58 degrees 37 minutes east 168.65 feet to the beginning.

Being the same property conveyed to **Juanita L. Powell**, by Quitclaim Deed dated January 16, 2014, from **Juanita L. Powell, Trustee, Powell Family Revocable Living Trust Agreement dated May 8, 1996**, of record in Instrument No. 20140121-0005690, Register's Office for Davidson County, Tennessee.

This is improved property known as **947 47th Avenue S, Nashville, TN**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 16th day of January, 2014.

Juanita L. Powell
Juanita L. Powell

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 **Juanita L. Powell**, 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 January, 2014.

Notary Public

My Commission Expires: 11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Juanita L. Powell
Affiant

Sworn to and subscribed to before me, this the 16th day of January, 2014.

Notary Public

My Commission Expires: 11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY