BILL GARRETT, Davidson County
Trans:T20150038536 DEEDQC
Recvd: 05/18/15 15:19 4 pgs
Fees:22.00 Taxes:0.00
20150518-0045685

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

FROM: **HARRY R. POWELL and wife, DIANE J. POWELL**

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: **"THE HARRY & DIANE POWELL TRUST"**

ADDRESS NEW OWNERS:
HARRY & DIANE POWELL TRUST
109 Summit Run Place
Hermitage, TN 37076

SEND TAX BILLS :
SAME

MORTGAGEE:
NONE

MAP & PARCEL:
086030A-00300CO

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, we, Harry R. Powell and wife, Diane J. Powell, as tenants by the entirety, and hereafter referred to as the "Grantors", have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Summit Run, Phase 1, a Planned Unit Development, of record in Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Harry R. Powell and Diane J. Powell, by Special Warranty Deed dated June 24, 2014, from Fannie Mae (a/k/a Federal National Mortgage Association), as recorded in Instrument No. 20140627-0056700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, setback lines, rights-of-way, and all other matters affecting said premises and as recorded in the Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 109 Summit Run Place, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out herein, do hereby quitclaim and convey unto **The HARRY & DIANE POWELL TRUST (Revocable Trust),** its 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 12th day of May, 2015.

HARRY R. POWELL

DIANE J. POWELL

DAVID KENNEDY, JR., 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 **HARRY R. POWELL and DIANE J. POWELL**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 12th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. GRUBBS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., 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 12th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. GRUBBS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 12th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

