Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Franklin, TN 37027

Address New Owners as Follows:
Sam L. Powers, Jr.
2413 Ridgeland Drive
Nashville, TN 37214

Send Tax Bills To:
Sam L. Powers, Jr.
2413 Ridgeland Drive
Nashville, TN 37214

Map-Parcel:
073 12 0032.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose to create a Tenancy by the entirety with the named party **Sam L. Powers, Jr. and wife, Sandra E. Powers ("Grantor"),** does hereby quitclaim and convey her interest unto **Kimie Perry, Trustee**, his successors and/or assigns the following described parcel of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 232, on the plan of Section Two, Sunset View, of record in Plat Book 2663, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sam L. Powers and wife Joan L. Powers by Warranty Deed from Vernon G. Vaughan, Jr., and wife, Patricia P. Vaughan, dated 04/09/1959, recorded 04/30/1959, of record in Book 2903, Page 327, in the Register's Office for Davidson County, Tennessee. Sam L. Powers died on 10/21/2001, leaving Joan L. Powers as the sole surviving tenant by the entirety. Being the same property conveyed to Sam L. Powers, Jr., and wife, Sandra E. Powers by Warranty Deed from Joan L. Powers, dated 06/29/2012, recorded 08/08/2012, of record in Instrument No. 20120808-0070477, in the Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Davidson County DEEDQC
Recvd: 11/04/16 15:43 4 pgs
Fees:22.00 Taxes:0.00
20161104-0117279

Sam L. Powers Jr.
SAM L. POWERS, JR.

Sandra E. Powers
SANDRA E. POWERS

And now, I, the said **Kimie Perry, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Sam L. Powers, Jr. and wife, Sandra E. Powers as tenants by the entirety and Christopher D. Powers, a single man, tenants in common with rights of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 31st day of October, 2016.

Kimie Perry, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sam L. Powers, Jr. and Sandra E. Powers**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2016.

Notary Public

My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Summer County

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimie Perry, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2016.

Notary Public

My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Summer County

STATE OF TENNESSEE
COUNTY OF WILSON

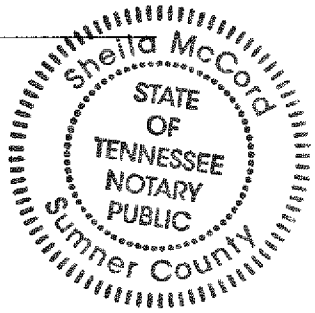
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2016.

Notary Public

My Commission Expires: 2/19/19



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

