QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 9913 DEEDQC
10/10/2017 10:23:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171010-0103638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Powell and Aaron A. Powell	**Same**	
(NAME)	(NAME)	
545 Bradburn Village Circle		**164-6-B-23.CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013-1991		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSICA POWELL F/K/A JESSICA PRYOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JESSICA POWELL AND HUSBAND AARON A. POWELL** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 23 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO JESSICA PRYOR, BY WARRANTY DEED FROM **BEAZER HOMES CORP., A TENNESSEE CORPORATION**, OF RECORD IN INSTRUMENT NUMBER **20080818-0084772**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 14TH DAY OF AUGUST, 2008.

THE SAID **JESSICA PRYOR** HAVING SINCE MARRIED AND IS NOW KNOWN AS **JESSICA POWELL.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **545 Bradburn Village Cir, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 21 day of Sept., 2017.

Jessica Powell
Jessica Powell f/k/a Jessica Pryor

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Powell f/k/a Jessica Pryor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of Sept., 2017.

Katherine Vincent
Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212