Bill Garrett Davidson County
Batch# 21031 DEEDQC
11/02/2017 08:41:39 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20171102-0112301

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Niccole Suddeth
3912 Lloyd Road
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
Map & Parcel: 058 14 0 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ALTAMONT A. CORLEW, single (hereinafter "Grantor") do hereby assign, transfer, convey and quitclaim unto NICCOLE SUDDETH (hereinafter "Grantee") an undivided interest in all rights, title and interest in 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. 253 on the Plan of Enchanted Hills, Section 10 as of Record in Plan Book 4460, Page 39, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Charles T. Mebane and wife, Dorothy G. Mebane by deed from W.C. Allen and wife, Irene N. Allen of record in Book 4813, page 109, Register's Office for Davidson County, Tennessee, as re-recorded in Book 4813, page 873, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Altamont A. Corlew and wife, Linda C. Corlew by deed from Charles T. Mebane and wife, Dorothy G. Mebane of record in Book 5162, Page 353, Register's Office for Davidson County, Tennessee.

Altamont Corlew was awarded all rights, title and interest in the marital property as part of the Divorce Decree between himself and Linda Corlew with the courts approval and entry of the Final Order entered on May 3, 1984 and recorded in Book 8226, Page 52, Register's Office of Davidson County, Tennessee. Therefore, making him sole owner of the property and entitled to receive one hundred percent (100%) interest in the real estate described above by virtue of the law.

The foregoing conveyance is subject to all encumbrances, easements, set back lines, restrictive covenants and other matters of public record that are applicable and may be affect the above described property.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3), is $-0-.

CANDIE LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Altamont Corlew by Niccole Suddeth POA
Altamont Corlew by and through his Power of Attorney, Niccole Suddeth

SUBSCRIBED AND SWORN TO before me this 27 day of October, 2017.

Candie Lee
NOTARY PUBLIC

My Commission Expires: 1-13-2021

This is improved property located at 109 Eaton Court, Nashville, Tennessee 37218.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Altamont Corlew by Niccole Suddeth POA
Altamont Corlew by and through his Power of Attorney, Niccole Suddeth

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, Altamont Corlew by and through his Power of Attorney, Niccole Suddeth, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of October, 2017.

Candie Lee
NOTARY PUBLIC

CANDIE LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-13-2021

This Instrument Prepared by:
Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087
(615) 453-7553

DURABLE POWER OF ATTORNEY

BE IT KNOWN BY THESE PRESENTS that I, ALTAMONT CORLEW of Nashville, Davidson County, Tennessee, do make, constitute and appoint my daughter, NICCOLE SUDDETH to act as my true and lawful Attorney-in-Fact. NICCOLE SUDDETH shall consult with my other daughters, KENDRA BOOKER and ALTHEA CORLEW regarding all decisions. I wish for my daughters to be in complete agreement. However, in the event there is not full agreement, I authorize decisions to be made on my behalf by my Attorney-in-Fact named in this document or her Successor. I intend for T.C.A. §§ 34-6-101 and 201 *et seq.* to apply in all respects and for this instrument to be construed broadly and not narrowly. I revoke all previous Powers of Attorney I have given to any person or persons.

1. STATEMENT OF POWERS. The said Attorney-in-Fact, under this Power of Attorney, shall have the full right, power and authority to act as my true and lawful attorney-in-fact, for me and in my name and stead, generally, and without limitation, as follows:

(i) to ask, demand, sue for, collect, recover and receive all sums of money, debts, dues, accounts, legacies, bequests, interests, residuals, royalties, dividends, annuities, distributions from trusts, and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to me.

(ii) to institute, defend, conduct, settle and conclude any litigation, arbitration, mediation or other dispute resolution process on terms as my Attorney-in-Fact shall deem proper.

(iii) to compromise and agree to the settlement of any and all claims by or against me on terms as my Attorney-in-Fact shall deem proper.

(iv) to bargain, contract, agree for, buy, sell, lease, mortgage, hypothecate, and in any and every way and manner deal in and with goods and merchandise, choses in action, and other property, or interests in property, whether personal or real, whether now owned by me or acquired hereafter.

(v) to release mortgages on lands or chattels.

(vi) to deposit in my name in any bank or banks, brokerage houses or other financial institutions any and all money collected or received.

(vii) to borrow money or obtain credit, with or without security, whether by outright indebtedness or guarantee, and to pledge assets, including real property or securities owned by me, for such purpose.

(viii) to pay from any moneys or property belonging to me, any and all bills, indebtedness, accounts, taxes, claims and demands now or hereafter payable to me, including a reasonable compensation to my Attorney-in-Fact for services.

(ix) to draw checks or drafts upon, or withdraw from, any bank, brokerage, money market, or similar account, of any type, which I at any time may have, and mail or deliver same to any payee thereof.

(x) to act for me in connection with any and all shares of stock, common or preferred and any and all bonds and/or debentures, which I may now or hereafter own.

(xi) to enter or release any safe deposit boxes.

(xii) to invest my assets in securities of any federal or state agency, treasury bills and

notes, corporate stocks and debentures, mutual funds, certificates of deposit, commercial paper, real estate or mortgages thereon.

(xiii) to make any other lawful investment as my Attorney-in-Fact may deem proper or for my best interest.

(xiv) to apply so much of my net income together with any portion or portions of my assets as my Attorney-in-Fact, in my Attorney-in-Fact's sole discretion, deems to be required from time to time for my proper and comfortable maintenance and support, including without limitation any and all medical expenses and all costs incident to the maintenance of my household.

(xv) to enter into, amend, alter or rescind any other contracts to which I could be a party, including, but not limited to, marital property agreements.

(xvi) to enter into a written contract to provide periodic or lump sum compensation to any person, including my Attorney-in-Fact, who has provided personal care services to me that have enabled me to remain at home and out of a long term care facility or who has provided nursing home advocate services to me while residing in a nursing home.

(xvii) to prepare, execute and file all federal and state tax returns and other forms, required or advisable to be filed by, for or in relation to me, or any person or entity with which I am affiliated, whether for income, gift, estate or other tax; including, but not limited to, exercising and executing any decisions, elections, consents or options as to any tax, form or return.

(xviii) to represent my interests (or to employ and authorize others to represent my interests) with or before the Internal Revenue Service and any other tax officials at any level of

government: including, but not limited to, execution of powers of attorney to authorize such representation, filing and conduct of Tax Court or other legal proceedings, and execution of extension, settlement, waiver or closing agreements.

(xix) to represent my interests with all state, local and federal governments, including the Social Security Administration, Department of Human Services and the Bureau of TennCare, as to any benefits, health care, financial or other matters, and to exercise and execute any decisions, elections, consents or options as to any such matter.

(xx) to receive on my behalf, any benefits, health care, financial or other matters from any governmental entity, including the Social Security Administration.

(xxi) to establish one or more new residencies or domiciles for me, from time to time, either within or without the State of Tennessee.

(xxii) to access my digital assets and online accounts, including but not limited to online passwords, computer passwords, and online bank account numbers.

(xxiii) to provide an annual accounting to the principal upon request.

(xxiv) to allow my Attorney-in-Fact to self-deal or make gifts to other family members or himself or herself.

(xxv) to make transfers of personal and real property without regard to consideration, including transfers into trusts, Medicaid Trusts, Qualified Income Trusts and Special Needs Trusts.

(xxvi) generally to act for me in all matters affecting my property, with the same force and effect to all intents and purposes as though I were personally present and acting myself, hereby ratifying and confirming whatsoever my said Attorney-in-Fact shall do by authority

thereof.

In addition to the foregoing powers, I authorize my Attorney-in-Fact to exercise the following extraordinary powers:

(1) make present interest gifts of money or other assets, real or personal property, tangible or intangible, including, without limitation, gifts to a trustee of any inter-vivos trust created by me, my spouse, the spouses of my children, or a child and grandchild of mine and gifts to my Attorney-in-Fact, but these gifts cannot be used to discharge a legal obligation of my Attorney-in-Fact, including an obligation of support. Such gifts may be made in my Attorney-in-Fact's sole and absolute discretion. My Attorney-in-Fact may make transfers of my funds to providers of educational and medical services pursuant to Internal Revenue Code § 2503(e). Gifts should be made by my Attorney-in-Fact to continue any gifting program previously established by me or in those instances where my Attorney-in-Fact reasonably determines that such gifts are prudent for tax planning, asset protection planning, and other reasonable purposes.

(2) exercise any powers of revocation, amendment, or appointment which I may have over the income or principal of any trust.

(3) exercise any incidents of ownership on any life insurance policies owned by me on the life of my Attorney-in-Fact.

(4) change beneficiary designations on any death benefits payable on account of my death from any life insurance policy, employee benefit plan, or individual retirement account.

(5) change, add or delete any right of survivorship designation on any property, real or personal, to which I hold title, alone or with others.

(6) renounce or disclaim any property or interest in property or powers to which I may

become entitled, whether by gift or testate or intestate succession.

(7) exercise any right, or refuse, release or abandon any right, to claim an elective share in any estate or under any will.

(8) subject to the provisions of the Durable Power of Attorney for Healthcare act, make decisions regarding medical treatments or healthcare.

(9) make transfers of personal and real property without regard to consideration.

(10) make transfers into a Trust, including Veteran, Medicaid, compliant, Qualified Income and Special Needs Trust.

Unless otherwise provided herein, my Attorney-in-Fact may not:

(1) Perform duties under a contract that requires the exercise of my personal services.

(2) Make any affidavit as to my personal knowledge.

(3) Vote in any public election on my behalf.

(4) Execute or revoke any Will or Codicil on my behalf; or

(5) Create, amend, modify, or revoke any document or other disposition effective at my death or transfer assets to an existing trust created by me.

(6) Have authority to waive my right to a jury trial or consent to binding arbitration on my behalf.

2. EFFECTIVE DATE AND TERM. The exercise of this Power of Attorney is effective immediately. Any person or entity dealing with my Attorney-in-Fact shall be entitled to assume, and to act upon the assumption, that this Power of Attorney remains in full force and effect unless and until such person or entity has actual notice to the contrary.

Any person or entity dealing with my Attorney-in-Fact shall be fully and completely

protected by all acts of said Attorney-in-Fact taken pursuant to any power herein granted.

If at any time I should be incapacitated or incompetent, or for any other reason unable to act in my own behalf, this Power of Attorney shall continue in full force and effect, it being my express intention and purpose that mental and physical debility shall not revoke said power, pursuant to the provisions of Tennessee Code Annotated Section 34-6-101, et seq.

3. PROTECTIVE PROCEEDINGS. In the event that anyone shall commence protective proceedings for my person and/or my estate, then I nominate and appoint the person named above as my Attorney-in-Fact (including any substitute) to serve as the guardian of my property, and I direct that the foregoing appointments be considered pursuant to the standards set forth in Tennessee Code Annotated Section 34-6-104.

4. NO BOND. It is my express desire that no bond be required of my said Attorney-in-Fact.

5. GENERAL APPLICATION. It is my express intention that this Power of Attorney shall apply, and be given full force and effect, at all places, both inside and outside the State of Tennessee, regardless of my residence, the residence of the Attorney-in-Fact, the situs of assets, the place of a transaction or the applicable choice of law; and, I direct that this Power of Attorney shall be liberally construed to accomplish such purposes.

6. HIPAA RELEASE AUTHORITY. This Durable Power of Attorney is expressly intended to recognize the provisions of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 42 USC 1320d and 45 CFR 160-164, and to expressly grant to my Attorney-in Fact the full and complete right to execute any and all forms, documents and releases, and to request and receive any and all information, covered by HIPAA to the same

extent that I could have done myself. I hereby specifically authorize any physician, health-care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health-care provider, any insurance company and any health-care clearinghouse that has provided treatment or services to me, or that has paid for or is seeking payment from me for such services, to give, disclose and release to my Attorney-in Fact, without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition, including all information relating to the diagnosis and treatment of any matter of any type.

7. SUCCESSOR ATTORNEY-IN-FACT. Should NICCOLE SUDDETH be unable to serve, refuse to serve, or cease to serve, or pre-decease me, then I nominate and appoint my daughter, KENDRA BOOKER to serve as my successor Attorney-in-Fact.

8. WAIVER OF ATTORNEY-CLIENT PRIVILEGE. I waive the privilege of confidentiality between me and my attorney, to enable my attorney to discuss matters that my Attorney-in-Fact deems reasonable and necessary in the exercise of the powers granted to my Attorney-in-Fact.

IN WITNESS WHEREOF, I have executed this Power of Attorney on this the 22 day of April, 2015.

Altamont Corlew
ALTAMONT CORLEW

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid. the within named ALTAMONT CORLEW, with whom I am personally acquainted and who acknowledged that he executed the above Durable Power of Attorney for the purposes therein expressed.

WITNESS my hand and official seal on this the 22nd day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 2-6-2015

