**This Document Prepared By:**
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**After Recording, Mail To:**
Jonathan R. Powers and
Susan A. Powers, Trustees
10 Creek Circle
Fairfield Glade, TN 38558

**Mail Tax Statements To Property Owner:**
Jonathan R. Powers and
Susan A. Powers, Trustees
10 Creek Circle
Fairfield Glade, TN 38558

Bill Garrett Davidson County
Batch# 104042 DEEDQC
06/13/2018 09:40:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180613-0056664

# QUIT CLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, we, **Johnathan R. Powers (also known as Jonathan R. Powers) and wife, Susan A. Powers,** do hereby quitclaim, transfer and convey unto **JONATHAN R. POWERS and SUSAN A. POWERS, as Co-Trustees of THE POWERS FAMILY TRUST, U/A dated June 4, 2018,** its successors in trust, which property lies in Davidson County, State of Tennessee, bounded and described as follows:

**85-14-A-307.00 CO**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 21, RIVERSTONE CONDOMINIUMS, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010814-0087503, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN INSTRUMENT NO. 20010814-0087503 AND PLAT BOOK 6200, PAGE 466; HOA CHARTER OF RECORD IN BOOK 7120, PAGE 707, BOOK 7257, PAGE 151 AND BOOK 7824, PAGE 853; MASTER DEED OF RECORD IN BOOK 6998, PAGE 839 AS AMENDED IN BOOK 7245, PAGE 211 AND BOOK 11016, PAGE 159; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4786, PAGE 789 AND BOOK 5166, PAGE 820; EASEMENT OF RECORD IN INSTRUMENT NO. 20040109-0003624; AND STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 11016, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Johnathan R. Powers and wife, Susan A. Powers, by virtue of a Warranty Deed dated November 14, 2012 from Michael L. Lohafer and Susan Lohafer, Married, recorded on the 21st day of November, 2012 in Instrument Number 20121121-0107345, Register's Office, Davidson County, Tennessee.

**The recording of this deed is exempt from recordation tax pursuant to Tennessee Code Annotated §67-4-409(a)(3)(F), since it transfers real estate to a revocable living trust.**

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

No boundary survey was made at the time of this conveyance, and the legal description is not different from the previous deed of record.

**WITNESS** our hands and signatures on this the **4th day of June, 2018**.

**JONATHAN R. POWERS**

**SUSAN A. POWERS**

STATE OF TENNESSEE )
) ss.
COUNTY OF CUMBERLAND )

On this **4th day of June, 2018**, before me, the undersigned, personally appeared **JONATHAN R. POWERS** and **SUSAN A. POWERS** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

SUE DES ROCHES
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 9-7-21

**Notary Public for the State of Tennessee**

My commission expires 9/7/21

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.