Bill Garrett Davidson County
Batch# 109694 DEEDQC
06/28/2018 08:42:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180628-0062271

PREPARED BY/RETURN TO:
M. Todd Jackson
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elaine Powell 2060 Bungalow Drive #612 Thompsons Station, TN 37179	New Owner
MAP PARCEL Tract 1: 10504009400 MAP PARCEL Tract 2: 10504009500	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Hill Street Property, LLC by these presents quitclaims and conveys unto Elaine Powell, all of its right, title and interest in and to the following described tracts of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being the easterly 72 feet of Lot No. 14 on the Plan of the Old Fairgrounds, as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of North Hill Street and Lewis Street, formerly East Hill Street, thence with the northerly margin of North Hill Street, westerly 72 feet to the southeast corner of A. Minty Jones' lot; thence with the easterly line of said lot, northerly 160 feet to the southerly margin of an alley; thence with said alley, eastwardly to the westerly margin of Lewis Street, formerly East Hill Street; thence with the westerly margin of said street, southerly 161.4 feet, more or less to the point of beginning.

Being the same property conveyed to Hill Street Property, LLC by Warranty Deed, dated November 18, 2016, recorded November 22, 2016, from John Edward Powell and Joann Powell (Life Estate), of record in Instrument No. 20161122-0123338, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 14 on the Plan of the Subdivision of the Old Fairgrounds, as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the northerly side of Stanley, formerly North Hill Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Hill Street Property, LLC by Warranty Deed, dated November 18, 2016, recorded November 22, 2016, from John Edward Powell and Joann Powell (Life Estate), of record in Instrument No. 20161122-0123338, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 44 & 46 N Hill Street, Nashville, Tennessee 37210.

WITNESS MY HAND on this the 26 day of June 2018.

Hill Street Property, LLC

By: Elaine Powell
Elaine Powell, Manager

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Elaine Powell, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that she is Manager of Hill Street Property, LLC, and that she executed the foregoing instrument for the purposes therein contained as her own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of June 2018.

JULIE ANN DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires:
6-23-21

Julie Ann Davis
Notary Public

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of June 2018.

Leslie Mallum
Affiant

JULIE ANN DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME, this the 26th day of June 2018.

My commission expires:
6-23-21

Julie Ann Davis
Notary Public (Seal)