Prepared By:
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235
Nashville, TN 37204
(615) 953-3728

Karen Johnson Davidson County
Batch# 210310 DEEDQC
03/27/2019 08:45:36 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190327-0027415

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Shaun F. Summers 1221 Quaise Moor East Antioch, TN 37013	Shaun F. Summers 1221 Quaise Moor East Antioch, TN 37013	Map and Parcel 150120A14600C0

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR, Felicia M. Gray, as heir-at-law to Johnie Mae Stephens, has bargained and sold, and by these presents does quitclaim, transfer and convey all of her right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to Shaun F. Summers an unmarried individual, ("GRANTEE"). This document is executed by Shaun F. Summers, as Power of Attorney for Felicia M. Gray. The Power of Attorney document specifically executed for the purpose of transferring this property is attached as **Exhibit B**.

This is improved property known as 1221 Quaise Moor East, Antioch, TN 37013.

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

Witness the execution of this Deed by the undersigned as of this the 14th of March, 2019.

GRANTOR:

Shaun F. Summers POA for Felicia Gray

Shaun F. Summers, as Power of Attorney
for Felicia M. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shaun F. Summers, as Power of Attorney for Felicia M. Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of March, 2019.

Deborah A Neisz
Notary Public

My Commission Expires: 06/19/2021

DEBORAH A NEISZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Shaun F. Summers POA for Felicia Gray
Shaun F. Summers, as Power of Attorney
for Felicia M. Gray

Sworn to and subscribed before me this 14th day of March, 2019.

Deborah A Neisz
Notary Public

My Commission Expires: 06/19/2021

DEBORAH A NEISZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2021

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $1.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

A 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. 638 on the Plan of Phase V-C, Somerset, of record in Book 7900, page 592, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property acquired by Johnie Mae Stephens by deed dated October 24, 2012, and recorded at Instrument No. 20121030-0099708 in the Register's Office of Davidson County, Tennessee.

BEING the same property vesting in the daughters of Johnie Mae Stephens at the time of her death on April 12, 2018 and by Affidavit of Heirship, and recorded at Instrument No. 20190327-0027414 in the Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY:
Compass Land Title
278 Franklin Road
Suite 190
Brentwood, TN 37027

EXHIBIT B

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Felicia Gray**, have made, constituted and appointed, and by these presents do make, constitute and appoint **Shaun Summers**, my true lawful attorney, for me and in my name, place and stead to sell and convey realty in my name if my attorney in fact thinks proper, and to execute, acknowledge and deliver deeds of real property and releases, satisfactions and other instruments relating to realty which said attorney in fact considers necessary, to make payments and expenditures as may be necessary in connection with any of the foregoing matters or with the administration of my affairs;

Without in any manner limiting the generality of the powers and authorities set forth above, I, **Felicia Gray**, do specifically hereby constitute and appoint **Shaun Summers**, as my true and lawful attorney, for me in my name, place and stead to sell, convey, and otherwise transfer in such manner, at such price and upon such terms of payment as my attorney in fact shall deem proper that certain tract or parcel of land located in Davidson County, State of Tennessee, more fully described as follows:

SEE EXHIBIT A

Property commonly known as 1221 Quaise Moor E, Antioch, TN 37013

I further direct that my lawful attorney shall execute and deliver all appropriate and proper deeds and other documents, with or without covenants and warranty, required to be executed and delivered at the time of any sale, conveyance, and other transfer of that certain parcel of land owned by me, situated in, Davidson County, Tennessee, described above.

All third parties acting in good faith and reliance on this instrument and the power so created shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

Pursuant to the Uniform Durable Power of Attorney Act, Tennessee Code Annotated, Section 34-6-101, et seq., I further direct that this Power of Attorney shall remain in full force and effect and shall not be affected, nor revoked by operation of any law, by my subsequent disability or incapacity. This Power of Attorney shall remain in full force and effect until a revocation hereof shall be filed in the Register's office for Davidson County, TN or the purpose for which it is granted has been brought to conclusion.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have executed this instrument on the 11th day of May, 2018.

Felicia Gray

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Felicia Gray**, the bargain or, 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 11th day of May, 2018.

Notary Public

My Commission Expires:

JANET K. BAILEY
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 09, 2023
Acting in the County of Wayne

Prepared by and return to:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

I, Felicia M. Gray, of Wayne County, State of Michigan, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated § 30-2-712, hereby affirm the following:

1. That I have known the Decedent, Johnie Stephens, and her family for approximately 5to years. The Decedent died on April 12, 2018. At the time of Decedent's death, she did not leave a Last Will and Testament.

2. Decedent was survived by two children, Shaun Summers and Sydney Summers. The Decedent having no other issue, born or adopted, during her lifetime.

3. The Decedent was not married at the time of her death.

4. At the time of her death, Decedent was the owner of certain real property located at 1221 Louise Moor E, Antioch, TN 37013 and being further described on the attached Exhibit "A".

5. That I am not a beneficiary, legatee, or heir of the Decedent.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness our hands this 11th day of May, 2018.

Felicia M. Gray
Affiant

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Felicia M. Gray, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2018.

My commission expires:

Janet K Bailey
Notary Public

JANET K. BAILEY
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 09, 2023
acting in the County of Wayne