Karen Johnson Davidson County
Batch# 220109 DEEDQC
04/22/2019 11:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190422-0036364

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Juanita L Powell Affiant Subscribed and sworn to before me this 11th day of April, 2019. Notary Public: My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Juanita L. Powell and/or George Edward Powell, Jr., Trustees 1055 Forrest Crossings Joelton, Tennessee 37080	SAME	Map 093 15 0 Parcel 180.00 (Davidson Co.) Map 39P A Parcel 70.00 (Cheatham Co.)

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of re-titling trust

realty to reflect the fact that there are now two Trustees instead of a single Trustee, I, **Juanita L. Powell, Trustee of the Juanita L. Powell Revocable Living Trust Agreement dated January 16, 2014,** hereinafter called the Grantor, hereby remise, release and quitclaim all of my right, title and interest in the real property in the State of Tennessee more particularly described on Exhibit A attached hereto, and incorporated herein by reference, unto **Juanita L. Powell and/or George Edward Powell, Jr., Trustees of the Juanita L. Powell Revocable Living Trust Agreement,** established by the Revocable Trust Agreement of Juanita L. Powell dated January 16, 2014, as amended and restated on April 17, 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of April, 2019.

JUANITA L. POWELL REVOCABLE LIVING TRUST

By: Juanita L. Powell
Juanita L. Powell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita L. Powell, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of April, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Descriptions

Map 093 15 0 Parcel 180.00
(Davidson Co.)

Parcel One:

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT I: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known and described as following: BEGINNING at a point on the west line of Fourth Avenue south (formerly Cherry Street) 41 feet north of north line of Oak Street; thence north along said west line 40 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south along the east line of said alley 40 feet to a stake; thence east parallel with Oak Street 165 feet to the point of beginning.

TRACT II: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known as the south forty-one feet of Lot 56 of the Barrow Grove Plan, said tract hereby conveyed being more particularly described as follows: BEGINNING at the point where the north line of Oak Street intersects the west line of Fourth Avenue south (formerly Cherry Street); thence north along said west line 41 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south with the east line of said alley 41 feet to the north line of Oak Street; thence east along said north line 165 feet to the point of beginning.

TRACT III: A certain tract of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows: Part of Lot No. 56 on the Plan of Barrow Grove Addition to Nashville, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William C. Parrish, Engineer, March 7, 1956, as follows: BEGINNING at a point on the westerly margin of Fourth Avenue South, formerly Cherry Street, 81 feet northerly from the northwest corner of said Avenue and .Oak Street; thence with the westerly margin of said Avenue north 31 degrees 45 minutes west 40 feet to the southeast corner of Lot No. 55 on the said plan; thence with the line between said lots Nos.

Being the same property conveyed to Juanita L. Powell, Trustee, Juanita L. Powell Revocable Living Trust Agreement dated January 16, 2014, by deed from Juanita L. Powell, of record as Instrument No. 20140121-0005691, Register's Office for Davidson County, Tennessee.

This is improved property known as 947 4th Avenue, South, Nashville, Tennessee 37210.

Map 39P A Parcel 70.00
(Cheatham Co.)

Parcel Two:

Land lying in the Second Civil District of Cheatham County, Tennessee, more particularly described as follows:

TRACT 1:

Being Lot Nos. 15 and 17 on the Plan of The Crossings at New Hope, Phase I, as of record in Plat Book_____, page_____, Register's Office for Cheatham County, Tennessee.

TRACT 2:

Being Lots Nos. 14 & 34 on the Plan of The Crossing at New Hope, Section One, of record in Plat Book 4, page 32, Register's Office for Cheatham County, Tennessee, and being Lot No. 45 Plan of The Crossing at New Hope, Section Two, of record in Plat Book 5, page 38, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to Juanita L. Powell by deed from Juanita L. Powell, Trustee, Juanita L. Powell Revocable Living Trust Agreement dated January 16, 2014, of record in Book 466, page 902, Register's Office for Cheatham County, Tennessee.

This is improved property known as 1055 Forrest Crossings, Joelton, Tennessee 37080.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

