Karen Johnson Davidson County
Batch# 226763 DEEDQC
05/07/2019 11:25:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190507-0042698

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
$ 0 Debra Powell Reed, **Affiant**
**Subscribed and sworn before me this the**
7 **Day of** May, 2019.
Brandi Wm, **Deputy Register**

# Quitclaim Deed

**RECORDING REQUESTED BY** Debra Powell Reed
**AND WHEN RECORDED MAIL TO:**
Tyler R Powell, Grantee(s)
4505 Harding Pike #33W
Nashville, Tn 37205

Send Tax Bills To: Debra Powell Reed
39 Erwin Ct.
Nashville, TN 37205

Consideration: $ No Consideration
Property Transfer Tax: $
Assessor's Parcel No.: 103160B00400CO
PREPARED BY: Walker Casey Reed certifies herein that he or she has prepared this Deed.

W-Casey Reed
Signature of Preparer

5/7/19
Date of Preparation

W. CASEY REED
Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on May 2, 2019 in the County of Davidson, State of Tennessee by Grantor(s), Debra Powell Reed, whose post office address is 39 Erwin Court Nashville, Tn 37205, to Grantee(s), Tyler R. Powell, whose post office address is 4505 Harding Pike # 33 W Nashville, Tn 37205

**WITNESSETH**, that the said Grantor(s), Debra Powell Reed, for good consideration and for the sum of No Consideration ($ -0-) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. *Signed, sealed and delivered in presence of:*

**GRANTOR(S):**

Debra Powell Reed
Signature of Grantor

Debra Powell Reed
Print Name of Grantor

W. Casey Reed
Signature of First Witness to Grantor(s)

W. Casey Reed
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Tyler Powell
Signature of Grantee

Tyler Powell
Print Name of Grantee

W. Casey Reed
Signature of First Witness to Grantee(s)

W. CASEY REED
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

## NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On May 7, 2019, before me, Glenn Bradley, a notary public in and for said state, personally appeared, Debra Powell Reed and Tyler Richardson Powell

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Glenn Bradley

Signature of Notary

Affiant Known _____ Produced ID ____

Type of ID _____

GLENN BRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

exp May 3, 2021

Exhibit A

A Condominium Apartment in Davidson County, Tennessee, being Unit 104 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Debra Powell Reed, by warranty deed, from D. Wesley Grantham and wife, Beth Grantham, dated September 15, 2016 and recorded September 16, 2016 of record in Int. No. 20160916-0097479, Resister's Office of Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789 and Int. No. 20160916-0097479, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement to Comcast of Nashville, I, LLC, of record in Int. No. 20110301-0016521, said Register's Office; Easement for right of entry for VSC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office.