Karen Johnson Davidson County
Batch# 288545 DEEDQC
09/19/2019 02:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190919-0095341

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19th day of September, 2019.<br><br>Notary Public<br><br>My Commission Expires 11-08-2022 |

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

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| George Edward Powell, Jr., Trustee<br>3621 Saratoga Drive<br>Nashville, Tennessee 37205 | SAME | Map 093 15 0 Parcel 180.00<br>(Davidson 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, we, **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, hereinafter called the Grantors, hereby remise, release and quitclaim all of our 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 the **GPC Trust dated September 18, 2019**, whose Trustee is George Edward Powell, Jr, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands this 19th day of September, 2019.

**JUANITA L. POWELL REVOCABLE LIVING TRUST**

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

By:
**George Edward Powell, Jr., 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 and George Edward Powell, Jr., Trustees, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of September, 2019.

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

My Commission Expires:

Notary Public

## EXHIBIT A

### Legal Description

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 by deed of record as Instrument No. 20190422-0036364, Register's Office for Davidson County, Tennessee.

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

## 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)

