THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** No Title Search was performed in the preparation of this Quitclaim Deed	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0. Nathan L. Powers Affiant Subscribed and sworn to before me, this 26th day of May 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Nathan L. Powers, Trustee 329 Whitworth Way Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 104 14 0H 013.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James England and Elissa England, husband and wife** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to, **Nathan L. Powers, Trustee of the 329 Whitworth Trust**, (hereinafter referred to as the "Grantee") his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 , as shown on the map entitled the Plan of Whitworth's Phase 3, Section 1, of record in Plat Book 7900, pages 866-868 and amended in Plat Book 9582, page 834 and Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed James England and Elissa England, husband and wife, by Warranty Deed from Charles Edward Woeppel and Jacqueline R. Woeppel, dated March 17, 2020, and recorded on March 31, 2020, in Instrument Number 20200331-0034427, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 329 Whitworth Way, Nashville, TN 37205.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2020.

James England

Elissa England

Karen Johnson Davidson County
Batch# 406719 DEEDQC
05/27/2020 01:20:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200527-0054543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James England and Elissa England, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of May, 2020.

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

My Commission Expires: _____