Karen Johnson Davidson County
Batch# 461106 DEEDQC
08/20/2020 01:43:25 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200820-0094175

This Instrument Prepared By and Return to:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
UBS Tower, Suite 1700
315 Deaderick Street
Nashville, TN 37238
(615) 244-2770

QUITCLAIM DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Hyram Kenneth Branum 1008 Lawrence Avenue Nashville, TN 37204	NEW OWNER	081 06 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dolars ($10.00) I, Beverly Ewing (the "Grantor"), do hereby quitclaim and convey unto Hyram Kenneth Branum (the "Grantee"), his heirs and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being lot No. 72 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Registers Office for said County.

Said lot No.72 fronts 55 feet on the southerly side of Vance Avenue and extends back.135.2 feet on the easterly line and 136.8 feet on the westerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Beverly Ewing and wife, Alberta Ewing, by warranty deed from Arvell B. Thompson and wife, Carolyn E. Thompson of record in Book 96, Page 498, Register's Office for Davidson County, Tennessee. Alberta Ewing is now deceased as noted at Instrument No. 20080410-0036188, Register's Office for Davidson County, Tennessee.

This is improved property located at 2713 Vance Avenue, Nashville, Tennessee .

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 19 day of Aug 2020.

James K. Ridley

Beverly Ewing by Janet Kay Ridley his attorney in fact under power of attorney (a copy of which is attached hereto)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH P RUSNAK, a Notary Public of said County, Janet Kay Ridley, with whom I am personally acquainted and who acknowledged that she executed this Quitclaim Deed for the purposes therein contained and who further acknowledged that she executed this Quitclaim Deed as her free act and deed and the free act and deed of Beverly Ewing.

WITNESS my hand, at office, this 19 day of AUGUST 2020.

NOTARY PUBLIC

My Commission Expires:

JOSEPH P. RUSNAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Hyram Kenneth Branum

Personally appeared before me, JOSEPH P RUSNAK, a Notary Public of said County, Hyram Kenneth Branum, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of AUGUST 2020.

NOTARY PUBLIC

My Commission Expires:

JOSEPH P. RUSNAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Instrument prepared by:
GEORGE H. THOMPSON, III, Esq.
1326 Rosa Parks Blvd.
Nashville, Tennessee 37208
(615) 242-2180

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that as principal (the "Principal"), I, ***BEVERLY SCOTT EWING*** of the County of Davidson and State of Tennessee, have made, constituted and appointed, and by these presents do make, constitute and appoint, ***JANET KAY RIDLEY,*** my sister, residing in Nashville, Davidson County, as my true and lawful attorney-in-fact ("Attorney"). This power of attorney shall not be affected by subsequent disability or incapacity of the Principal. My Attorney is authorized in Attorney's absolute discretion from time to time and at any time with respect to any property, real or personal, at any time owned or held by me and without authorization of any court and in addition to any other rights, power or authority granted by any other provision of this power of attorney or by statute or general rules of law, with full power of substitution, as follows:

1. To do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person, if personally present, the specifically enumerated powers described below being in aid and exemplification of the full, complete, and general power herein granted and not in limitation or definition thereof;

2. To demand, sue for and receive all debts, moneys, securities for money, goods, chattels, legacies or other personal property to which I am now or may hereafter become entitled, or which are now or may become due, owing or payable to me from any person or persons whomsoever, and in my name to give effectual receipts and discharges for the same;

3. To borrow from time to time such sums of money and upon such terms as the said attorneys may think expedient for or in relation to any of the purposes or objects aforesaid, or for any other purpose, upon the security of any of my property, whether real or personal, and for such purposes to give and execute open or unsecured notes and acknowledge mortgages or trust deeds with such powers and provisions as they may think proper, as well as such notes or bonds as it is necessary or proper to use therewith;

4. In my name, and as my act and deed, to sign, seal, acknowledge and deliver all such leases and agreements as shall be requisite, or as my said attorney shall deem necessary or proper in the care and management of my estate; and to receive and collect all the rents that may be payable to me, and in my name to sign effectual receipts for the same;

5. To manage and superintend all of my real property wheresoever situate and found and to erect, pull down and repair houses or other buildings, or machinery or otherwise improve any of the premises, and to insure the building against damage by fire and windstorm;

6. To subdivide, develop or dedicate real property to public use or to make or obtain the vacation of plats and adjust boundaries, to adjust differences in valuation on exchange or partition by giving or receiving consideration, and to dedicate easements to public use without consideration;

7. To make, draw, sign or endorse in my name any checks, drafts, bills of exchange or promissory notes in which I shall be interested or concerned, or which shall be requisite in or about my business and to receive and negotiate any Supplemental Security Income (SSI) monies, retirement, or disability benefits I may receive;

8. To sell and dispose of such shares of stock as I now hold or may hereafter hold in any business corporation, or any bonds or securities of the United States or any state or municipal corporation or private company, and to receive the consideration money for the sale thereof, and for me and in my name to transfer such shares, bonds or securities to the purchaser or purchasers thereof;

9. To vote in person or by proxy upon any item of security or property owned by me; to agree to the reorganization, merger or consolidation of any corporation whose stock is owned by me, and to unite, in their discretion, with other owners of similar property in carrying out any plan, making any change, giving any assent and paying any sums of money affecting such securities or property, and, generally, to exercise in respect thereof the same rights and powers as are or may be lawfully exercised by persons owning similar property in their own right, and incident thereto, to accept in exchange for such stock or securities or property, whether legal investments or not, in such reorganized or new corporations;

10. To invest and reinvest all or any part of my property in any property and undivided interests in property, wherever located, including bonds, debentures, notes, secured or unsecured, stocks of corporations regardless of class, interests in limited partnerships, real estate or any interest in real estate whether or not productive at the time of investment, interests in trusts, investment trust, whether of the open and/or closed fund types, and participation in common, collective or pooled trust funds or annuity contracts without being limited by any statute or rule of law concerning investments by fiduciaries;

11. To purchase for my benefit and in my behalf United States Government bonds redeemable at par in payment of United States estate taxes imposed at my death upon my estate;

12. To obtain entry to and enter any lock box in any bank or trust company wherein I may have leased or rented same, and to place therein any papers, instruments, bonds, securities or other property belonging to me or to remove any such papers, instruments, bonds, securities or other property therefrom;

13. To bargain, sell, grant and convey to such person or persons, and for such sum or sums of money or other consideration or considerations as my said attorney shall deem most for my advantage and profit, any and all of my property, real, personal or mixed, wheresoever situate and found; to make all necessary deeds and conveyances thereof, with such covenants, warranties and assurances as my said attorney shall deem expedient; to sign, seal, acknowledge and deliver the same; to accept and receive the sum or sums of money or other consideration or considerations which shall be coming to me on account of such sale or sales;

14. To commence, prosecute or enforce, or to defend, answer or oppose, all actions or other legal proceedings touching any of the matters aforesaid, or any other matters in which I am or may hereafter be interested or concerned; and also, if it shall seem best, to compromise, refer to arbitration or submit to judgment in any such action or proceeding;

15. To adjust, settle, compromise or submit to arbitration any accounts, debts, claims and demands, disputes and matters, touching any of the matters aforesaid, or any other matters which are now subsisting or may hereafter arise between me and any other person or persons or between my said attorney or any other person or persons;

16. To appoint and employ counsel, agents, servants or other persons, at such salary or for such compensation as my said attorney may think proper, and to dismiss or discharge them and appoint or employ others in their place and stead;

17. To sign and execute in my name and as my act and deed all state and federal income tax returns, both preliminary and final, and to appear for me and represent me before the Treasury Department in connection with any matter involving federal taxes for any year whatsoever, in which I am a party, giving my said attorney full power to do everything whatsoever requisite and necessary to be done in the premises and to receive refund checks, to execute waivers of the Statue of Limitations, and to execute closing agreements, as fully as the undersigned might do if done in his own capacity, with full power of substitution and revocation, at any time subsequent to the date hereof and prior to the revocation hereof;

18. To make gifts of property, both real and personal, to my children (including Attorney), grandchildren and their spouses, or any trusts created for their benefit, provided, however, that no single gift during any calendar year shall exceed the Federal Gift Tax Annual Exclusion then in effect for such year (or twice such amount if my spouse consents to having such gift treated as made one-half by her pursuant to Section 2513 of the Internal Revenue Code, as amended). For purposes of this limitation, a gift in trust shall be deemed a gift to each of the beneficiaries;

19. To employ and compensate medical personnel including physicians, surgeons, dentists, medical specialists, nurses, and paramedical assistants deemed by Attorney needful for the proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or the fault of any such physician or other medical personnel, provided such physician or other medical personnel were selected and retained with reasonable care, and to dismiss any such persons at any time, with or without cause;

20. To authorize any and all kinds of medical procedures and treatment including but not limited to medication, therapy, surgical procedures, and dental care, and to consent to all such treatment; to obtain the use of medical equipment, devices or other equipment and devices deemed by Attorney needful for proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or fault authorized herein.

In connection with the exercise of the powers herein described, Attorney is fully authorized and empowered to perform any other acts or things necessary, appropriate, or incidental thereto, with the same validity and effect as if I were personally present, competent, and personally exercised the powers myself. All acts lawfully done by Attorney, or hereunder during any period

of my disability or mental incompetence shall have the same effect and inure to the benefit of and bind me and my heirs, devisees, legatees and personal representatives as if I were mentally competent and not disabled. The powers herein conferred may be exercised by Attorney alone and the signature or act of Attorney on my behalf may be accepted by third persons as fully authorized by me and with the same force and effect as if done under my hand and seal and as if I were present in person, acting on my own behalf and competent. No person who may act in reliance upon the representations of Attorney for the scope of authority granted to Attorney shall incur any liability to me or to my estate as a result of permitting Attorney to exercise any power, nor shall any person dealing with Attorney be responsible to determine or insure the proper application of funds or property.

My mental or physical disability subsequent to my execution of the within power-of-attorney shall not revoke said power which shall remain in full force and effect notwithstanding said mental or physical disability.

These presents shall extend to and be obligatory upon the executors, administrators, legal representatives and successors, respectively, of the parties hereto.

The original of this power-of-attorney shall be filed in the office of the Register for Davidson County, Nashville, Tennessee, and a certified copy thereof shall have the same force and effect as this original.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature this the 21ST day of June, 2012.

BEVERLY SCOTT EWING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21ST day of June, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **BEVERLY SCOTT EWING,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his own free act and deed.

Witness my hand and Notary Seal at office the day and year first written.

NOTARY PUBLIC My Commission Expires: March 3, 2014

GEORGE H. THOMPSON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.