THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 033000
PARCEL: 176.00

NEW OWNER'S ADDRESS:
Richard & Rebecca Powell
504 West Campbell Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Suite 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 487021 DEEDQC
10/01/2020 09:15:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20201001-0113176

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Richard Powell, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Armour Subdivision, a Plat of which is of record in Plat Book 7900, Page 748, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Richard Powell, a married man by Warranty Deed dated 10/8/2003 from Russell Lee Armour and Joann Armour, husband and wife of record in Instrument No. 20031015-0152603, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 504 West Campbell Road, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Richard Powell and Rebecca Powell, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 25th day of September, 2020.

Richard Powell

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Richard Powell, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County