Karen Johnson Davidson County
Batch# 533272 DEEDQC
12/14/2020 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201214-0147287

This instrument prepared by:

First American Title
Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
(866) 264-7799

File No.: **1065575LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the _____, by and between **JAMES L. POWELL, JR. WHO ACQUIRED TITLE AS JAMES POWELL AND WIFE, HENRIETTA R. POWELL WHO ACQUIRED TITLE AS HENRIETTA POWELL** party of the first part, and **JAMES L. POWELL, JR. AND HENRIETTA R. POWELL, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of Nashville, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** of record in: Book **11605**, Page No. **497-499** or Instrument No.: **0620323** in said Registor's office.

X The property is improved with an address of: **5013 Danestone Dr, Nashville, Tennessee 37220**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

James L. Powell Jr.
JAMES L. POWELL, JR

Henrietta R. Powell
HENRIETTA R. POWELL

STATE OF **TENNESSEE**

COUNTY OF Dwelle

Personally appeared before me, Ann Stathos Donnell (name of notary public), James L Powell Jr + Henrietta A Powell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this March 10, 2020

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF Dwelle

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**$0.00**.

Exempt per T.C.A. 67-4-409(a)(4); (a)

Henrietta A. Powell

James L. Powell Jr.

Affiant

Subscribed and sworn to before me this 03/10/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
161010B07200CO

NAME AND ADDRESS OF A PROPERTY OWNER:
JAMES L. POWELL, JR. AND HENRIETTA R. POWELL
5013 DANESTONE DR
NASHVILLE, TN 37220

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
JAMES L. POWELL, JR. AND HENRIETTA R. POWELL
5013 DANESTONE DR
NASHVILLE, TN 37220

EXHIBIT 'A'

BEING LOT NO. 62 ON THE PLAN OF ABERDEEN WOODS, PHASE TWO, OF RECORD IN BOOK 9700, PAGE 849, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

True Copy Certification

I, Allyn Morgan, 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.

Signature _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 6/27/2021

Notary Seal

