RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 535909 DEEDQC
12/16/2020 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201216-0148709

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2020.

NOTARY PUBLIC

My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Jarid Tobias Powers 2428 24th Ave North Nashville, TN 37208	Same as New Owner	081-02-2H-001.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Brandon Jarid Tobias Powers, unmarried man,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Brandon Jarid Tobias Powers, unmarried, and Rachel Van Nathan, unmarried, as tenants in common with right of survivorship,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes At 2426 24th, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171114-0116737 and being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dawkins Contracting, LLC by Warranty deed from Heir At Law of Roosevelt Austin of record in Instrument No. 20140224-0015589 Register's Office for Davidson County, Tennessee, dated February 19, 2014 and recorded on February 24, 2014.

Being the same property conveyed to Brandon Jarid Tobias Powers by Warranty Deed from Dawkins Contracting, LLC, dated 12/11/2020, and appearing of record at Instrument No. ____202012160148707____, Register's Office for Davidson County, Tennessee.

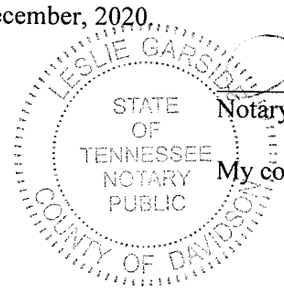
WITNESS OUR HAND, this 11th day of December, 2020.

Brandon Jarid Tobias Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brandon Jarid Tobias Powers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 11th day of December, 2020.



Notary Public

My commission expires: 1/3/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024