This Instrument Was Prepared By: William Davis, Attorney, P.C., 219 Ward Cir. #6, Brentwood, TN 37027

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Jason Powell and Heather Powell 5133 Hilson Road Nashville, TN 37211	SAME	0810706300

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 29th day of December, 2020

Notary Public
My Commission Expires:

MONICA L. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received, or the validity of any plat or survey referenced.

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), and other good and valuable consideration each to the other received, **Clear Compass Capital Group, LLC,** a Tennessee limited liability company, does hereby quitclaim, and by these presents does transfer and convey all of its right, title, and interest unto Jason Powell and Heather Powell, husband and wife, the said Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 1 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 in Owen's Buena Vista Addition of record in Book 57, page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts together 100 feet on the westerly side of Buchanan Street, now 11th Avenue North, and runs back between parallel lines, with the northerly margin of Cass Street 145 feet to an alley.

Being the same property conveyed to Clear Compass Capital Group, LLC, a Tennessee limited liability company by Special Warranty Deed from Jason Powell and Heather Powell, husband and wife, dated 07/19/2019 and filed for record in Instrument Number 201907220071522, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 543653 DEEDQC
12/30/2020 12:38:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201230-0154691

This is improved property also known as 2101 11th Avenue North, Nashville, Tennessee, 37208.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of December, 2020.

Clear Compass Capital Group, LLC,
A Tennessee Limited Liability Company

BY: _____

ITS: Managing Director

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STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Tracey A. Kinslow of the state and county mentioned, personally appeared Felecia Teasley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Director (or other officer authorized to execute the instrument) of Clear Compass Capital Group, LLC, the within named bargainor, a limited liability company, and that such officer as such Tracey A. Kinslow, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Clear Compass Capital Group, LLC

Witness my hand and seal this 29TH day of December, 2020.

My commission expires: FELECIA TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

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Notary Public