EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Karen Johnson Davidson County
Batch# 592510 DEEDQC
03/16/2021 10:15:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210316-0034527

Prepared by parties to this instrument:
Andrew David Powell and Blythe Ashton Powell
5309 Fredericksburg Way W.
Brentwood, TN 37027 (601) 466-5855

When recorded, mail this to:
ANDREW DAVID POWELL and
BLYTHE ASHTON POWELL, TRUSTEES
5309 FREDERICKSBURG WAY W.
BRENTWOOD, TN 37027

Person responsible for payment of taxes is, and mail tax statements to:
ANDREW DAVID POWELL and
BLYTHE ASHTON POWELL
5309 FREDERICKSBURG WAY W.
BRENTWOOD, TN 37027

QUITCLAIM DEED

GRANTORS, ANDREW DAVID POWELL and BLYTHE ASHTON POWELL, husband and wife, whose mailing address is 5309 Fredericksburg Way W., Brentwood, TN 37027, of Williamson County in the State of Tennessee, the undersigned Grantors, for **NO CONSIDERATION**, do hereby remise, release and forever quitclaim to

GRANTEES, ANDREW DAVID POWELL and BLYTHE ASHTON POWELL, as TRUSTEES of THE POWELL FAMILY LIVING TRUST dated February 26, **20** 21, whose mailing address is 5309 Fredericksburg Way W., Brentwood, TN 37027,

the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**:

> Land in Davidson County, Tennessee, being Lot No. 546 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Map Parcel Numbers 097020A54600CO

The address of such real estate is commonly known as: 3014 Friars Trail, Hermitage, Tennessee

Being the same property conveyed from Beazer Homes Corporation, A Tennessee Corporation to Andrew David Powell and Blythe Ashton Powell by deed dated March 31, 2016, recorded April 4, 2016, Document No. 20160404-0031618, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

IN WITNESS WHEREOF, Grantors have executed this deed this 26 day of February, 2021.

ANDREW DAVID POWELL

BLYTHE ASHTON POWELL

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of February, 2021, before me personally appeared ANDREW DAVID POWELL and BLYTHE ASHTON POWELL, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's/persons' free act and deed.

Seal



Signature of Notary Public

My commission expires: 11-17-2024