Karen Johnson Davidson County
Batch# 686756 DEEDQC
07/30/2021 09:05:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210730-0102539

This Instrument Prepared By:
Neil E. Barnes, Esq.
Baker Law Group, PLLC
P.O. Box 250, Charlotte, TN 37036
Prepared from information received from Grantor
No title search requested or performed.

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ROGER A. BARNETT II, Executor of the Estate of Leslie Chadwell Sneed Powell, deceased, FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Leslie Chadwell Sneed Powell, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and recorded in Docket No.:21P106, Probate Court Clerk's Office for said county, has bargained and sold and hereby remises, releases and forever quitclaims unto, **SARAH SNEED JONES,** her heirs and assigns, my right title and interest in the following described tract of land together with any improvements thereon to wit:

Land in Davidson County, Tennessee, being Lot Nos. 74 and 76, of Block No. 57, Plan No. 1, West Nashville, of Record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 74 and 76 adjoin and front together 50 feet on the Westerly margin of 45th Avenue, North, formerly 4th Street, and extend back between parallel lines with the northerly margin of Georgia Avenue, 110 feet to an alley.

Being the same property conveyed to Leslie C. Sneed, by Warranty Deed from House Reworks, Inc., a Tennessee Corporation, dated March 17, 1998, and of record in Volume 10845, Page 221, in the Register's Office of Davidson County, Tennessee.

This property description was taken from the last deed of record. Said property is conveyed subject to such limitations, restrictions, encumbrances, and easements as may affect the premises.

This property is known as 701 45th Avenue North, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of July, 2021.

EXECUTOR

ROGER A. BARNETT II

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROGER A. BARNETT II, Executor of the Estate of Leslie Chadwell Sneed Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, Tennessee, on this 27th day of July, 2021.

NOTARY PUBLIC

NEILE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 8-27-22

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear or affirm that the actual consideration or value, for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me this 27 day of July, 2021.

NOTARY PUBLIC

NEILE BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 8-27-22

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ADDRESS NEW OWNER
AND SEND TAX BILLS TO:
Sarah Sneed Jones
4019 Murphy Rd.
Nashville, Tennessee 37209

Tax Map and Parcel No.: 91-12/88