Karen Johnson Davidson County
Batch# 740571 DEEDQC
10/21/2021 11:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211021-0141349

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Gregory D. Willett

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Charles Lester Powell and Laura Ann Powell 601 Ohio Avenue Signal Mountain, TN 37377	**Charles Lester Powell and Laura Ann Powell 601 Ohio Avenue Signal Mountain, TN 37377**	**161-10-0A-230.00-CO**

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, LAURA A. POWELL (the "Grantor"), does hereby grant, bargain, transfer, convey and forever quitclaim unto CHARLES LESTER POWELL AND LAURA ANN POWELL, as joint tenants in common with right of survivorship ("Grantees"), and their successors and assigns, all of Grantor's right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and

Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 1st day of October, 2021.

GRANTOR:

Laura A. Powell

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared LAURA A. POWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, 1st day of October, 2021.

TERRI HALE
STATE OF TENNESSEE NOTARY PUBLIC
OF HAMILTON

Notary Public

MY COMMISSION EXPIRES

My Commission Expires: 08/08/2022

STATE OF Alabama :

COUNTY OF Baldwin :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-GRANTEE

By: Charles L Powell

Printed Name: CHARLES LESTER POWELL

Sworn to and subscribed before me this
the 5th day of October, 2021.

Rhonda J. Ford

Notary Public

My Commission Expires: 5/3/2022

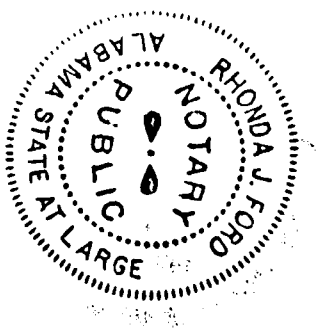


EXHIBIT "A"

Tax Parcel 161-10-0A-230.00-CO (4913 Yorkshire Road)

LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lot No. 335, Villages of Brentwood, Phase Three of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Grantor's Source of Title see deed recorded at Book 7293, Page 69, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11, Book 6398, Page 495 and Book 6852, Page 497 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This property is subject to a certain Deed of Trust dated February 27, 2007 by Laura A Powell, recorded in the Register's Office of Davidson County, Tennessee at Instrument No. 20070309-0029532, to Forsythe Title and Escrow Services, as Trustee for the benefit of First Horizon Home Loans Corporation d/b/a First Tennessee Home Loans, as Lender.

No boundary survey of the within tract or parcel of land was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, GREGORY D. WILLETT, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 1, 2021** (date of document)

GREGORY D. WILLETT, Affiant Signature
Dated: **October 19, 2021**

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this **19th** day of **October**, 2021.

Rebecca Lynn Stone

My Commission Expires: 02/19/2023

