QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Michelle M. Powers, Trustee Michelle M. Powers Revocable Trust 301 Scarlet Oak Court Brentwood, TN 37027	same	Map: 105-16 Parcel: 9

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
)
The actual consideration for this transfer is $-0-.)
)
Michelle M Powers)
MICHELLE M. POWERS, Trustee,)
Affiant)
)
Subscribed and sworn to before me,)
this 7th day of September, 2022.)
)
Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires: Mar. 19, 2023)

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 915082 DEEDQC
09/12/2022 08:36:57 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220912-0101426

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, MICHELLE ATAMIAN POWERS, "Grantor," by these presents, does hereby quitclaim and convey unto MICHELLE M. POWERS as TRUSTEE OF THE MICHELLE M. POWERS REVOCABLE TRUST, dated September 7, 2022, "Grantee," her successors and assigns all of her interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 28, on the Plan of Russwurm Heights, Section II, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No.2 8 fronts 65 feet on the northerly side of Southern Turf Drive and runs back 231.1 feet on the westerly line and 200.7 feet on the easterly line to a dead line, measuring 89.7 feet thereon.

BEING the same property conveyed to L. Dwayne Powers by Quitclaim Deed from Darrell K. Powers, heir at law of Lloyd W. Powers, deceased, of record in Instrument Number: 20051026-0129285, Register's Office for Davidson County, Tennessee.

L. Dwayne Powers is deceased as evidenced by the Order and complete copy of the LAST WILL AND TESTAMENT FOR MUNIMENT OF TITLE assigned to the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 17P827 attached hereto as *Exhibit A*. Michelle Atamian Powers is the sole beneficiary of said Will.

This is improved property known as 510 Southern Turf Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7 day of September, 2022.

Michelle Atamian Powers
MICHELLE ATAMIAN POWERS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHELLE ATAMIAN POWERS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 7th day of September, 2022.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 19, 2023.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170048451 WILL
Recvd: 06/07/17 11:19 4 pgs
Fees:22.00 Taxes:0.00
20170607-0056994

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **17P827**.

ESTATE OF LOYD DWAYNE POWERS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 24th day of May in the year Two Thousand and Seventeen.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

By: _____
Deputy Clerk

17P827
FILED
MAY 24 2017

LAST WILL AND TESTAMENT OF LOYD DWAYNE POWERS

I, Loyd Dwayne Powers, being of sound mind and disposing memory do make and publish this my Last Will and Testament hereby revoking and voiding any and all prior Wills and Codicils to Wills made by me.

SECTION I

I hereby make and publish this my Last Will and Testament without any interference, duress or intimidation from any person or persons whatsoever, but with a strong will to carry out my plan of disposition to the exclusion of those persons named as excluded or not otherwise provided for herein. I possess full knowledge of the nature and extent of my property.

SECTION II

I direct that all of my just debts, including my funeral expenses and costs of the administration of my estate, be paid out of my general estate by my Executrix as soon as practicable after my death. I direct my Executrix to pay all estate, inheritance and other taxes which may be payable by or chargeable against my estate. I authorize my Executrix to sell any of my real or personal property necessary to pay my funeral expense, administration cost or inheritance tax due on my estate.

SECTION III

I hereby give, devise and bequeath all of my property, real, personal or mixed, whether acquired before or after the execution of this Will, to my beloved wife, Michelle Atamian Powers, to have, use, retain or sell as she may chose.

SECTION IV

In the event my wife should predecease me, I give, devise and bequeath all of my estate, real, personal or mixed, wherever situated and whether acquired before or after the execution of this Will to my son Jason Dwayne Powers.

SECTION V

In the event my wife and I should die in a common disaster or within such close proximity so as to make it impossible to determine which one of us died first, I hereby direct that

 Initials: LDP

my Will shall act and my estate shall pass as if I survived my wife.

SECTION VI

I hereby nominate, constitute and appoint my beloved wife Michelle Atamian Powers Executrix to this my Last Will and Testament. I direct that no bond or security shall be required of my Executrix for the faithful performance of his duties and that no inventory shall be required of my estate. I hereby authorize said Executrix to sell at public or private sale and for such consideration as my Executrix deems reasonable, my real and personal property and the net proceeds of such sales shall then be combined with my general estate. I further authorize said Executrix to execute deeds, bills of sale and do all things necessary to accomplish the purposes of this my Last Will and Testament. All decisions made by my Executrix regarding the administration of my estate shall be absolute and final. My Substitute Executor should my wife predecease me or if she be unable to serve, shall be my son Jason Dwayne Powers. He shall act under the same terms and conditions stated above for my Executrix.

SECTION VII

IN WITNESS WHEREOF, I, Loyd Dwayne Powers, have hereunto set my hand to this my Last Will and Testament at Nashville, Tennessee, this 15th day of February 2002.

Loyd Dwayne Powers

Witnesses:

DAVID F. CANNON
Print name

5890 E. ASHLAND DR.
Street address

NASHVILLE TN 37215
City State Zip

Jeannie LaPera
Print name

2400 Crestmoor RD
Street address

Nashville TN 37215
City State Zip

Initials: LDP

AFFIDAVIT

We, DAVID F CANNON and JEANNE LAPERA, being first duly sworn according to law depose and say as follows:

In our presence Loyd Dwayne Powers declared the attached written instrument to be his Last Will and Testament. Loyd Dwayne Powers then signed the attached written instrument in our presence and then at the request of Loyd Dwayne Powers we each signed the attached written instrument in his presence and in the presence of each other. In our opinion Loyd Dwayne Powers was of sound mind and disposing memory at the time he signed the attached written instrument which he declared to us to be his Last Will and Testament.

FURTHER DEPONENTS SAYETH NOT.

David Cannon
Witness

Jeannie LaPera
Witness

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joyce D. Jubeck, a Notary Public, the within named DAVID F. CANNON and JEANNE LAPERA, known to me, who acknowledged that the statements contained in the foregoing Affidavit were made by them and are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 15th day of February, 2002.

Joyce D. Jubeck
NOTARY PUBLIC

My Commission Expires: Sept. 24, 2005

Initials: LDP