Karen Johnson Davidson County
Batch# 938397 DEEDQC
11/07/2022 09:27:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221107-0119382

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

SAMUEL D. POWERS, AFFIANT

Subscribed and sworn to before me, this 3 day of November 2022.

NOTARY PUBLIC

My Commission Expires: 02-01-23

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SAM POWERS and LAURA POWERS, CO-TRUSTEES 4305 Lealand Lane Nashville, TN 37204	New Owner	Map and Parcel No.: 132-5-53

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Samuel D. Powers and Laura C. Powers, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Sam Powers and Laura Powers, Co-Trustees of the Powers Joint Revocable Trust, created October 11, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson State of Tennessee, identified below.

This is improved property known as 4305 Lealand Lane, Nashville, TN 37204, and more particularly described as follows:

Being all of Lot No. 11, on the plan of Glendale Park, Section I, as of record in Plat Book 1130, Page 45, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel D. Powers and wife, Laura C. Powers, from Donald D. Lee and wife, Rose Ann Lee, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20050506-0051596.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3 day of November 2022.

Samuel D. Powers, Grantor

Laura C. Powers, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Samuel D. Powers**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of November 2022.

Notary Public

My Commission Expires: 02-01-23

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Laura C. Powers**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of November 2022.

Jessica Ann Clegg

Notary Public

My Commission Expires: 02-01-23

