Karen Johnson Davidson County
Batch# 955945 DEEDQC
12/29/2022 08:18:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221229-0133365

Prepared by: Rodney M. Scott, Esq., 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Sandra B. Powell aka Sandra B. Powell Prater 1121 Riverbirch Way Hermitage, TN 37076	Same	097-02-0-A-030.00

THIS INDENTURE made this 14th day of December, 2022, between Sandra B. Powell Prater and Rodney M. Scott, Trustees of the Powell-Prater 2016 Trust dated October 25, 2016, as their interest may appear, Party of the First Part, Grantors,

and Sandra B. Powell aka Sandra B. Powell Prater, Party of the Second Part, Grantee.

WITNESSETH: That the said party of the First Part, representing 100% of the fee simple interest in the property being quitclaimed herein, for and in consideration of the sum of TEN----------($10.00) DOLLARS and other good and valuable consideration, in hand paid, at and before sealing and delivery of these presents, the receipt of which is hereby acknowledged, has this day bargained and sold, and does hereby transfer, convey and quitclaim unto the said party of the second part, its heirs and assigns, all of their right, title and interest, if any, in that certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sandra B. Powell Prater and Rodney M. Scott, Trustees of the Powell-Prater 2016 Trust dated October 25, 2016, by Deed dated October 25, 2016, from Sandra B. Powell aka Sandra B. Powell Prater, and husband James F. Prater, of record at Instrument No. 20161123-0124056, Register's Office for Davidson County, Tennessee.

This is improved property having an address of 1121 Riverbirch Way, Hermitage, TN, 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This is a transfer from a Trust to its vested Beneficiary.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal, the day and year above written.

Powell-Prater 2016 Trust dated October 25, 2016, Grantor

By: _____ By: _____

Sandra B. Powell Prater, Trustee

Rodney M. Scott, Trustee
(non-beneficiary Trustee)

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid personally appeared Sandra B. Powell Prater, Trustee, 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, in the capacity set forth therein.

Subscribed and sworn to before me this 14th day of December, 2022.

(SEAL) _____
Notary Public

My commission expires: 01/30/24

JUDY M. BURGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid personally appeared Rodney M. Scott, Trustee, 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, in the capacity set forth therein.

Subscribed and sworn to before me this 14th day of December, 2022.

(SEAL) _____
Notary Public

My commission expires: 01/30/24

JUDY M. BURGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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

Sandra B. Powell Prater, Affiant

Subscribed and sworn to before me this the 14th day of December, 2022.

(SEAL) _____
Notary Public

My Commission expires: 01/30/24

JUDY M. BURGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY