Karen Johnson Davidson County
Batch# 987171 DEEDQC
03/31/2023 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230331-0023371

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Howard Todd Burwell III 3033 Woodlawn Drive Nashville, TN 37215	Same	Map and Parcel: 117 02 0D 012.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JOE L. POWERS, by these presents do hereby quitclaim and convey to HOWARD TODD BURWELL, III, his heirs and assigns, all of my right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 3033 Woodlawn Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28th day of March, 2023.

JOE L. POWERS

Sandra Jean Powers, wife of Joe L. Powers, joins in this deed for the purpose of quitclaiming and conveying to Howard Todd Burwell, III, any and all interest she may have in the above-described real property by virtue of her marriage to Joe L. Powers.

Sandra Jean Powers
SANDRA JEAN POWERS

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joe L. Powers and Sandra Jean Powers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of March, 2023.

Angie McReynolds
Notary Public

My Commission Expires:
6/7/2023

ANGIE MCREYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-7-2023

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration for this transfer is $0.

HOWARD TODD BURWELL, III

Subscribed and sworn to before me
this 28th day of March, 2023.

Angie McReynolds
Notary Public

My Commission Expires:
6/7/2023

ANGIE MCREYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-7-2023

EXHIBIT A

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 12 on the Plan of Clairmont Condominiums of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof, together with the appurtenant interest in the common elements of The Clairmont, a Horizontal Property Regime established by Master Deed of record in Book 7096, Page 940, as amended in Book 7108, Page 98, as restated in Book 8263, Page 703 and any other amendments thereof of record in the Register's Office for said County.

Being the same property conveyed to Joe L. Powers by deed of record as Instrument 20150720-0070416, Register's Office of Davidson County, Tennessee.

35390939.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 28, 2023 (date of document).

Affiant Signature

03/31/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

