QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1014466 DEEDQC
06/13/2023 10 57 55 AM 2 pgs
Fees $13 00 Taxes $55.50

20230613-0044970

Reserved for Register of Deeds

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson TT

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $15,000 00

Clyde Anthony Powers Jr.
CLYDE ANTHONY POWERS, JR.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2023

Notary Public

My Commission Expires: 3.8.2025

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUMP PLACE OUR Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owners:	**Send Tax Bills To**:	**Map/Parcel Numbers:**
Mr. William Traber Powers 940 Spain Avenue Nashville, TN 37216	Mr. William Traber Powers 940 Spain Avenue Nashville, TN 37216	Map 085-04-0 Parcel 031

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of fifteen thousand dollars and no cents ($15,000.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, CLYDE ANTHONY POWERS, JR., hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto WILLIAM TRABER POWERS, hereinafter called the Grantee, his successors, heirs, and assigns, all of Grantor's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stones River Estates, Section I, as of record in Book 2900, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CLYDE ANTHONY POWERS, JR. by Warranty Deed from WILLIAM H. FREEMAN and wife, BARBARA FREEMAN, dated July 31st, 2006, and filed August 2, 2006, and appearing of record as Instrument No. 20060802-0094170 with the Davidson

CAP Jr
CAP

County Register of Deeds Office, State of Tennessee. *The said CLYDE A POWERS and CLYDE ANTHONY POWERS, JR. being the one and same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, all matters appearing on the plan of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 2000 Hickory Hill Lane, Hermitage, Tennessee 37076.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 12th day of June, 2023.

Clyde Anthony Powers Jr.

Grantor – CLYDE ANTHONY POWERS, JR.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson TH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CLYDE ANTHONY POWERS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Mt. Juliet, Tennessee, this the 12th day of June, 2023.

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY *

Affix Notary Seal

CHPJr
CAP