**NEW OWNER:**
Christopher D. Powers
2413 Ridgeland Drive
Nashville, TN 37214

**THIS INSTRUMENT PREPARED BY:**
**Carolyn Christoffersen, Attorney At Law**
**105 Industrial Drive, Suite 7**
**Mt. Juliet, TN 37122**

Karen Johnson Davidson County
Batch # 1080366 DEEDQC
12/11/2023 08:28:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231211-0095107

**SEND TAX BILLS TO:**
New Owner

**File No. 23-0183**

Prepared from information supplied by the parties; No title work performed or tax advice given.

**Map/Parcel:**
**073-12-0032.00**

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra E. Powers, widowed**, does hereby convey her interest in the below property unto **Christopher D. Powers, married**, his heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 232 on the plan of Section Two, Sunset View, of record in Plat Book 2663, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Sam L. Powers, Jr. and wife, Sandra E. Powers, as tenants by the entirety, and Christopher D. Powers, a single man, tenants in common with rights of survivorship, by Quitclaim Deed from Sam L. Powers, Jr. and wife, Sandra E. Powers, dated October 31, 2016 and of record in Instrument No. 20161104-0117279, Register's Office for Davidson County, Tennessee. Sam L. Powers died on January 29, 2022.**

**This is IMPROVED property known as 2413 Ridgeland Drive, Nashville, TN 37214.**

WITNESS SIGNATURE(S) this 6th day of December, 2023.

Sandra E. Powers
**Sandra E. Powers**

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Sandra E. Powers**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 2023.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

**********

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 6th day of December, 2023.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025