Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Elizabeth Sze and Christopher Powers 1114 North 5th Street Nashville, TN 37207	**082 03 0 514.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Marie Sze and Christopher Frederick Powers, as tenants in common with rights of survivorship** (the "Grantors"), by these present hereby transfers, assigns, and quitclaims to **Elizabeth Sze and Christopher Powers, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1114 North 5th Street, Nashville, TN 37207**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Karen Johnson
Batch # 1083503
12/19/2023 09:01:34 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231219-0097594

Subscribed and sworn to before me this 12th day of December 2023.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 12th day of December, 2023.

ELIZABETH MARIE SZE

CHRISTOPHER FREDERICK POWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Marie Sze and Christopher Frederick Powers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of December, 2023.

Notary Public

My Commission Expires:
7-7-25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 60 and the Southerly 24 feet of Lot 59 on the Plan of Oakwood Park, of record in plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and the southerly part of Lot No. 59 front together 55 feet on the westerly side of North Fifth Street and run back between parallel lines 165 feet to an alley.

Said property is transferred subject to the following matters·

1	2023 taxes and subsequent years
2	Matters shown on the recorded plat of Oakwood Park, of record in Book 421, Page 12, said Register's Office
3	Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

BEING the same property conveyed to Elizabeth Marie Sze and Christopher Frederick Powers, as tenants in common with rights of survivorship, from CP TN 02 LLC, a Tennessee Limited Liability Company, by warranty deed filed for record on May 11, 2023, Instrument Number 20230511-0035119, as of record in the Register's Office for Davidson County, Tennessee.