Karen Johnson Davidson County
Batch# 1111470 DEEDQC
03/15/2024 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240315-0017991

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Irwin J. Kuhn, McCracken-Kuhn, PLLC (615) 669-6859 Kuhn@McCracken.Law 4501 Charlotte Ave, #90743 Nashville, TN 37209	The actual consideration for this transfer is: $0.00 Kimberly Powell KIMBERLY POWELL, Affiant Subscribed and sworn to before me, this 5th day of August, 2022. Wade B. Romine NOTARY PUBLIC My Commission Expires: JULY 07, 2025

WADE B. ROMINE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 07, 2025
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BLAKE POWELL 924 Willow Oak Court Nashville, TN 37221	New Owner	Map and Parcel No.: 156-1-C-47.00 CO

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on June 7, 2022, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Kimberly Scanlon Powell v. Blake Tilghman Powell*, Docket Number 22D-251, KIMBERLY POWELL has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said BLAKE POWELL, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

This is improved property known as 924 Willow Oak Court, Nashville, Tennessee 37221, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 47, EAST COLONY AT RIVERBEND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 733, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BLAKE POWELL AND KIMBERLY POWELL, HUSBAND AND WIFE, BY WARRANTY DEED FROM BONNIE L. MARTIN, UNMARRIED, RECORDED ON MAY 7, 2013, IN INSTRUMENT NO: 20130507-0046081, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BONNIE L. MARTIN, UNMARRIED BY WARRANTY DEED FROM KEVIN D. ANGLIN AND WIFE, HOLLI BANKS ANGLIN, RECORDED ON THE 9TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040709-0081785, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 733 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 4; RESTRICTIVE COVENANTS OF RECORD IN BOOK 5354, PAGE 765, BOOK 5403, PAGE 5, BOOK 7199, PAGE 119 AND BOOK 9792, PAGE 20; BY-LAWS OF RECORD IN BOOK 7781, PAGE 645 AND BOOK 9792, PAGE 24; CHARTER OF THE HOA OF RECORD IN BOOK 8748, PAGE 816; EASEMENT OF RECORD IN BOOK 6613, PAGE 536 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of August, 2022.

Kimberly Powell
KIMBERLY POWELL, Grantor

WADE B. ROMINE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 07, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named KIMBERLY POWELL, the Grantor, 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.

Witness my hand and official seal at office, this 5th day of August, 2022.

Wade B. Romine
Notary Public

My Commission Expires: JUN 07, 2025

CERTIFICATE OF AUTHENTICITY

I, Irwin J. Kuhn, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

3.15.2024

Irwin J. Kuhn BPR 11030 Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this ~~14th~~ 15th day of March 2024.

Notary's Signature

KATHY R. SILVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: 9/8/2025

Notary's Seal (If on paper)