Karen Johnson
Batch # 1113400
03/21/2024 08:38:22 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240321-0019451

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: James S. Powers and Martha E. Wettemann, Co-Trustees
Powers Wettemann Family Trust
714 Darrow Drive
Pleasant View, TN 37146

Send tax notice to: James S. Powers and Martha E. Wettemann, Co-Trustees
Powers Wettemann Family Trust
714 Darrow Drive
Pleasant View, TN 37146

Map and Parcel No. 092 16 0C 106.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **James S. Powers** and **Martha E. Wettemann**, ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto **James S. Powers** and **Martha E. Wettemann, Co-Trustees of the POWERS WETTEMANN FAMILY TRUST** U/A dated March 19, 2024, a revocable living trust, ("Grantees"), Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Unit No. 106 and Parking Space #2, together with appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078, and Instrument No.

20070509-0055940, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned second amendment to the Master Deed.

Subject to any restrictions, conditions and easements of record. Description is taken from prior deed of record. This is improved real property commonly known as 807 18th Avenue South, Unit 106, Nashville, TN 37203.

Being the same property conveyed to James S. Powers and Martha Wettemann from T. Michael Long, by warranty deed of record in Instrument No. 20090209-0011297, Register's Office for Davidson County, Tennessee.

Martha E. Wettemann and Martha Wettemann are one and the same person.

GRANTORS' SIGNATURES

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 19 day of March, 2024.

James S. Powers

Martha E. Wettemann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James S. Powers** and **Martha E. Wettemann** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2024.

My Commission Expires: JULIE T. MOSS TENNESSEE NOTARY PUBLIC My Comm Exp. June 21, 2025 COUNTY OF WILLIAMSON

NOTARY PUBLIC

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.