Karen Johnson Davidson County
Batch# 1137762 DEEDQC
05/22/2024 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240522-0038020

File No: TN-2403-005018-RF
Grantor's Loan No. _____

After Recording, Send to:
William Traber Powers and Janet Powers
2000 Hickory Hill Lane, Hermitage, TN 37076

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
William Traber Powers and Janet Powers, 2000 Hickory Hill Lane, Hermitage, TN 37076

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 085-04-0-031.00

QUITCLAIM DEED

William Traber Powers, unmarried, ("Grantor"), of **2000 Hickory Hill Lane, Hermitage, TN 37076**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **William Traber Powers**, unmarried, and **Janet Powers,** unmarried, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **2000 Hickory Hill Lane, Hermitage, TN 37076,** with quitclaim covenants, the following described real estate:

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.

APN: 085-04-0-031.00

Property Address is: 2000 Hickory Hill Lane, Hermitage, TN 37076

Being that property conveyed from Clyde Anthony Powers, Jr. to William Traber Powers by Quitclaim Deed recorded June 13, 2023 as Instrument Number 20230613-0044970 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 5/11, 2024:

William Traber Powers

William Traber Powers

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **William Traber Powers**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of May, 2024.

Tanya Stafford
Notary Public

Exp: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

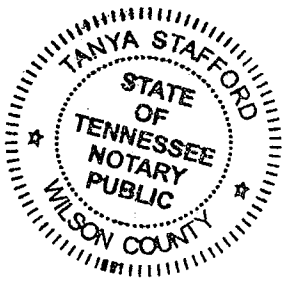
William Power
Affiant

Subscribed and sworn to before me on this the 11th day of May, 2024.

Tanya Stafford
Notary Public

My Commission Expires: 1-5-2028

SEAL



Tennessee Certification of Electronic Document

I, Hieu Le, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/11/2024 (date of document).

Affiant Signature

5-21-2024
Date

State of California

County of Orange

Sworn to and subscribed before me this 21st day of May, 2024.

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL