Karen Johnson Davidson County
Batch# 1139824 DEEDQC
05/28/2024 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240528-0039394

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Elaine Powell
AFFIANT

Subscribed and sworn to before me on this day, May 28, 2024.

S. ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Public

My Commission Expires:

New Owner Address:
Elaine McDavid Powell
Revocable Living Trust
245 McLean Court
Franklin, TN 37067

Send Tax Bills To:
Same

Map-Parcel Number:
062J - 01200

QUITCLAIM DEED

Elaine Powell, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Elaine McDavid Powell Revocable Living Trust**, dated May 28, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 28, 2024**.

Elaine Powell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Elaine Powell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 28, 2024.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being the easterly 72 feet of Lot No. 14 on the Plan of the Old Fairgrounds, as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of North Hill Street and Lewis Street, formerly East Hill Street, thence with the northerly margin of North Hill Street, westerly 72 feet to the southeast corner of A. Minty Jones' lot; thence with the easterly line of said lot, northerly 160 feet to the southerly margin of an alley; thence with said alley, eastwardly to the westerly margin of Lewis Street, formerly East Hill Street; thence with the westerly margin of said street, southerly 161.4 feet, more or less to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 14 on the Plan of the Subdivision of the Old Fairgrounds, as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the northerly side of Stanley, formerly North Hill Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Elaine Powell, unmarried, from Hill Street Property, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20180628-0062271, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 44 & 46 North Hill Street, Nashville, TN 37210.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 May 28, 2024.

Affiant Signature

May 28, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 28, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027