Karen Johnson Davidson County
Batch# 1169100 DEEDQC
08/14/2024 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0061999

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

TRUSTEE'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Sheri Prosser 1807 Joseph Hayes Ct. Mt. Juliet, TN 37122	Same	043-06-0-321.00

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHERI PROSSER, solely in her capacity as TRUSTEE OF THE PATRICIA L. POWELL REVOCABLE TRUST** (the "Grantor"), does hereby quitclaim and convey unto **SHERI PROSSER** (the "Grantee"), her successors and assigns, all of the Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, subject to any encumbrances previously recorded.

This is improved property known as 640 Roosevelt Avenue, Madison, Tennessee 37115.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8th day of August, 2024.

PATRICIA L. POWELL REVOCABLE TRUST

Sheri Prosser, Trustee

SHERI PROSSER, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Sheri Prosser, in her capacity as Trustee of the Patricia L. Powell Revocable Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of August, 2024.

Lissa G Groom

Notary Public
My Commission Expires: 5-26-26

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 9 day of August, 2024.

Notary Public
My commission Expires:

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

45161115.1

202408140061999

EXHIBIT A

Being Lot No. 196 on the Plan of Madison Park, Section 8, as shown on Plat of record in Book 4300, pages 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sheri Prosser, as Trustee of the Patricia L. Powell Revocable Trust, by Muniment of Title, of record in instrument no. 20240620-0046130, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 8, 2024 (date of document).

Affiant Signature

08/09/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of August, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

