Karen Johnson Davidson County
Batch # 1208918 DEEDQC
11/27/2024 01:41:43 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20241127-0092984

THIS INSTRUMENT PREPARED BY: AUBREY T. GIVENS, ESQ.
AUBREY GIVENS & ASSOCIATES
231 W. OLD HICKORY BLVD. SUITE B
MADISON, TN 37115

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS	MAP-PARCEL
789 Rowan Drive	508 Cunnif PKWY.	059 14 0 231.00
Nashville, Tennessee	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by Deborah J. Davis Anderson, hereinafter referred to as the "Grantor" and Barbara Ann Rogers, hereinafter referred to as the "Grantee":

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One and No/10 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Deborah J. Davis Anderson, has this day bargained, sold and quit-claimed unto Barbara Ann Rogers, her heirs and assigns, all rights, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Haynes Estates, Section 4, as of record in Book 4300, page 44, Register's Office for said County, and being described as follows:
>
> Beginning at a point in the easterly margin of Rowan Drive, at the common dividing line between Lots Nos. 199 and 200 of said plan; thence easterly along said dividing line, 107.76 feet to a Point; thence northerly 116.40 feet to a point in the southerly margin of Boamer Drive; thence westerly along the southerly margin of said drive, 86.13 feet to the beginning of a curve; thence around said curve. a distance of 4.2.87 feet to a point in the easterly margin of Rowan Drive- thence southerly along the easterly margin of said Drive, 64.82 feet to the point of the beginning.

Being the same property conveyed to Deborah J. Davis Anderson pursuant to Final Decree/Court Order, dated December 16, 2010, attached hereto, in Case Number 10P-969, in the Circuit Court of Davidson County, Tennessee, Probate Division, of record as instrument number 20101216-0100233, Register's office for Davidson County, Tennessee.

Being the property generally known as 789 Rowan Drive, Nashville, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EASEMENTS RECORDED OR UNRECORDED AND ANY RESTRICTIONS RECORDED OR UNRECORDED.

THIS INFORMATION FURNISHED BY THE GRANTORS HEREIN AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY IS GIVEN TO THE VALIDITY OF THE TITLE HEREIN.

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

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand on this 27th day of November 2024.

Patricia Davis - attorney-in-fact for Deborah J Davis Anderson

By Patricia Davis, Attorney-In-Fact for
Deborah J. Davis Anderson
Pursuant to Durable Power of Attorney,
Dated November 2, 2017, attached hereto

STATE OF TENNESSEE

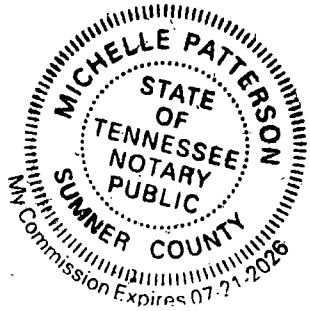
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Davis, as attorney-in-fact for Deborah J. Davis Anderson, with whom I am personally acquainted, the within named bargainers, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 27th day of November 2024.

Michelle Patterson
Notary Public

My Commission Expires: wmp
07-21-2024

STATE OF TENNESSEE
COUNTY OF Sumner



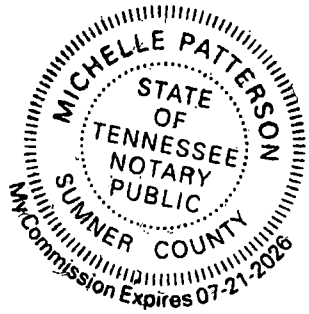
The actual transfer of value, whichever is greater, for this transfer is $10.00.

Patricia Davis attorney-in-fact for Deborah J Davis Anderson
AFFIANT

Subscribed and sworn to before me this 27th day of November 2024.

Michelle Patterson
Notary Public

My Commission Expires:
07-21-2026



Dec 13 2010 4:11PM HARRINGTON LAW OFFICE 6153209929 P.5

FILED
2010 DEC 16 PM 2:38
RICHARD R. ROOKER, CLERK

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:
MURREL R. ANDERSON, SR.

Docket Number: 10P-969

ORDER

This cause came on for a hearing on October 25, 2010, before the Honorable Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee, upon the Petition to Probate Will filed by Deborah J. Davis Anderson and the competing Petition to Probate Will filed by Christy Anderson. From the testimony of witnesses, statements of counsel and the record as a whole the Court finds that the property located at 789 Rowan Drive, Nashville, TN was held by Murrell Anderson and Deborah J. Davis Anderson as tenants by the entirety and as such it became vested solely in Deborah J. Davis Anderson upon the death of Murrell Anderson. The Court further finds that the legal description of 789 Rowan Drive, Nashville, TN is as follows:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Haynes Estates, Section 4, as of record in Book 4300, page 44, Register's Office for said County, and being described as follows:

BEGINNING at a point in the easterly margin of Rowan Drive, at the common dividing line between Lots Nos. 199 and 200 of said plan; thence easterly along said dividing line, 107.76 feet to a point; thence northerly 116.40 feet to a point in the southerly margin of Boerner Drive; thence westerly along the southerly margin of said Drive, 86.13 feet to the beginning of a curve; thence around said curve a distance of 42.57 feet to a point in the easterly margin of Rowan Drive; thence southerly along the easterly margin of said Drive, 64.82 feet to the point of the beginning.

Being the same property conveyed to Betty Jean Weakley by Final Decree fm Donald Lee Weakley of record in Deed Book 6202, Page 471 and by Deed from Shearon Leo Williams and wife, Josephine S. Williams of record in Deed Book 4732, Page 44, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100079332 ORDER
Recvd: 12/16/10 15:13 4 pgs
Fees:22.00 Taxes:0.00
20101216--0100233

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, that:

Deborah J. Davis Anderson is the legal owner of the above described property located at 789 Rowan Drive, Nashville, TN. This is a final judgment RR

ENTERED this 16 day of Dec 2010.

RANDY KENNEDY, Judge

APPROVED FOR ENTRY:

PENNY HARRINGTON #9983
Harrington Law Office
1215 Seventh Avenue North
Nashville, TN 37208-2605.
Telephone (615) 320-9977
Facsimile (615) 320-9929
Counsel for Deborah J. Davis Anderson

I hereby certify that this is a true copy of original instrument filed in my office this 16 day of Dec 2010
RICHARD R. ROOKER, CLERK
By Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the _____day of December, 2010, a true and exact copy of the foregoing document has been forwarded to:

Christy Anderson
c/o Mark T. Freeman
One American Center, Suite 240
Nashville, TN 37203

Fred T. Anderson
P.O. Box 216
LaVergne, TN 37086

Vivian Woodard
994 Dozier Place
Nashville, TN 37216

Terrance Anderson
2902 Branch Ct.
Nashville, TN 37216

Murrel Anderson, Jr.
1907 Panama Ave.
Waycross, GA

Gary Anderson
788 Clearview Ct.
Smyrna, TN

Antonio Davis
c/o Deborah J. Davis Anderson
789 Rowan Drive
Nashville, TN

Alissa Michelle Poss
Sobel, Poss & Moore
201 4th Ave Ste 1450
Nashville, TN 37219

by the method identified as follows:

___ U.S. Mail, Postage Paid

HARRINGTON PENNY

Payment Receipt Batch # 75863
Date/Time: 04/03/2018 11:27:29
Method Received: WALK-IN
Clerk: ASWEENEY

OFFICIAL RECEIPT
Bill Garrett
Davidson County Register Of Deeds

PATRICIA PICK-UP

Return Method: HOLD AT COUNTER

Inst # 201804030031034. POWER OF ATTORNEY
Grantor: DEBORAH DAVIS ANDERSON
Grantee: PATRICIA DAVID

11:27:00 AM
Pages: 5

Recording Fee	25.00
DP Fee	2.00
Doc Total :	**27.00**

TOTAL :	**27.00**
CASH :	42.00
AMOUNT PAID :	42.00
LESS AMOUNT DUE :	27.00
CHANGE RECEIVED :	15.00

When Receipt Is Paid By Check, This Receipt Is Not Valid Until Check Is Paid By Ba

Instrument Prepared by:
NEWTON S. HOLIDAY, III Esq.
1506 Church Street, Suite 1
Nashville, Tennessee 37203
(615).400-6360

Bill Garrett Davidson County
Batch# 75863 POA
04/03/2018 11:27:00 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180403-0031034

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that as principal (the "Principal"), I, **Deborah Davis Anderson,** of the County of Davidson and State of Tennessee, have made, constituted and appointed, and by these presents do make, constitute and appoint my beloved sister, **Patrica Davis** 789 Rowan Drive Nashville, TN 37207 as my true and lawful attorney-in-fact ("Attorney"). In the event Deborah Davis Anderson becomes incapable or unable to serve as Power of Attorney in fact.

This power of attorney shall not be affected by subsequent disability or incapacity of the Principal. My Attorney is authorized in Attorney's absolute discretion from time to time and at any time with respect to any property, real or personal, at any time owned or held by me and without authorization of any court and in addition to any other rights, power or authority granted by any other provision of this power of attorney or by statute or general rules of law, with full power of substitution, as follows:

1. To do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person, if personally present, the specifically enumerated powers described below being in aid and exemplification of the full, complete, and general power herein granted and not in limitation or definition thereof;

2. To demand, sue for and receive all debts, moneys, securities for money, goods, chattels, legacies or other personal property to which I am now or may hereafter become entitled, or which are now or may become due, owing or payable to me from any person or persons whomsoever, and in my name to give effectual receipts and discharges for the same;

3. To borrow from time to time such sums of money and upon such terms as the said attorney may think expedient for or in relation to any of the purposes or objects aforesaid, or for any other purpose, upon the security of any of my property, whether real or personal, and for such purposes to give and execute open or unsecured notes and acknowledge mortgages or trust deeds with such powers and provisions as they may think proper, as well as such notes or bonds as it is necessary or proper to use therewith;

4. In my name, and as my act and deed, to sign, seal, acknowledge and deliver all such leases and agreements as shall be requisite, or as my said attorney shall deem necessary or proper in the care and management of my estate; and to receive and collect all the rents that may be payable to me, and in my name to sign effectual receipts for the same;

5. To manage and superintend all of my real property wheresoever situate and found and to erect, pull down and repair houses or other buildings, or machinery or otherwise improve any of the premises, and to insure the building against damage by fire and windstorm;

6. To subdivide, develop or dedicate real property to public use or to make or obtain the vacation of plats and adjust boundaries, to adjust differences in valuation on exchange or partition by giving or receiving consideration, and to dedicate easements to public use without consideration;

7. To make, draw, sign or endorse in my name any checks, drafts, bills of exchange or promissory notes in which I shall be interested or concerned, or which shall be requisite in or about my business and to receive and negotiate any Supplemental Security Income (SSI) monies, retirement, or disability benefits I may receive;

8. To sell and dispose of such shares of stock as I now hold or may hereafter hold in any business corporation, or any bonds or securities of the United States or any state or municipal corporation or private company, and to receive the consideration money for the sale thereof, and for me and in my name to transfer such shares, bonds or securities to the purchaser or purchasers thereof;

9. To vote in person or by proxy upon any item of security or property owned by me; to agree to the reorganization, merger or consolidation of any corporation whose stock is owned by me, and to unite, in their discretion, with other owners of similar property in carrying out any plan, making any change, giving any assent and paying any sums of money affecting such securities or property, and, generally, to exercise in respect thereof the same rights and powers as are or may be lawfully exercised by persons owning similar property in their own right, and incident thereto, to accept in exchange for such stock or securities or property, whether legal investments or not, in such reorganized or new corporations;

10. To invest and reinvest all or any part of my property in any property and undivided interests in property, wherever located, including bonds, debentures, notes, secured or unsecured, stocks of corporations regardless of class, interests in limited partnerships, real estate or any interest in real estate whether or not productive at the time of investment, interests in trusts, investment trust, whether of the open and/or closed fund types, and participation in common, collective or pooled trust funds or annuity contracts without being limited by any statute or rule of law concerning investments by fiduciaries;

11. To purchase for my benefit and in my behalf United States Government bonds redeemable at par in payment of United States estate taxes imposed at my death upon my estate;

12. To obtain entry to and enter any lock box in any bank or trust company wherein I may have leased or rented same, and to place therein any papers, instruments, bonds, securities or other property belonging to me or to remove any such papers, instruments, bonds, securities or other property therefrom;

13. To bargain, sell, grant and convey to such person or persons, and for such sum or sums of money or other consideration or considerations as my said attorney shall deem most for my advantage and profit, any and all of my property, real, personal or mixed, wheresoever situate

and found; to make all necessary deeds and conveyances thereof, with such covenants, warranties and assurances as my said attorney shall deem expedient; to sign, seal, acknowledge and deliver the same; to accept and receive the sum or sums of money or other consideration or considerations which shall be coming to me on account of such sale or sales;

14. To commence, prosecute or enforce, or to defend, answer or oppose, all actions or other legal proceedings touching any of the matters aforesaid, or any other matters in which I am or may hereafter be interested or concerned; and also, if it shall seem best, to compromise, refer to arbitration or submit to judgment in any such action or proceeding;

15. To adjust, settle, compromise or submit to arbitration any accounts, debts, claims and demands, disputes and matters, touching any of the matters aforesaid, or any other matters which are now subsisting or may hereafter arise between me and any other person or persons or between my said attorney or any other person or persons;

16. To appoint and employ counsel, agents, servants or other persons, at such salary or for such compensation as my said attorney may think proper, and to dismiss or discharge them and appoint or employ others in their place and stead;

17. To sign and execute in my name and as my act and deed all state and federal income tax returns, both preliminary and final, and to appear for me and represent me before the Treasury Department in connection with any matter involving federal taxes for any year whatsoever, in which I am a party, giving my said attorney full power to do everything whatsoever requisite and necessary to be done in the premises and to receive refund checks, to execute waivers of the Statue of Limitations, and to execute closing agreements, as fully as the undersigned might do if done in his own capacity, with full power of substitution and revocation, at any time subsequent to the date hereof and prior to the revocation hereof;

18. To make gifts of property, both real and personal, to my children (including Attorney), grandchildren and their spouses, or any trusts created for their benefit, provided, however, that no single gift during any calendar year shall exceed the Federal Gift Tax Annual Exclusion then in effect for such year (or twice such amount if my spouse consents to having such gift treated as made one-half by her pursuant to Section 2513 of the Internal Revenue Code, as amended). For purposes of this limitation, a gift in trust shall be deemed a gift to each of the beneficiaries;

19. To employ and compensate medical personnel including physicians, surgeons, dentists, medical specialists, nurses, and paramedical assistants deemed by Attorney needful for the proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or the fault of any such physician or other medical personnel, provided such physician or other medical personnel were selected and retained with reasonable care, and to dismiss any such persons at any time, with or without cause;

20. To authorize any and all kinds of medical procedures and treatment including but not limited to medication, therapy, surgical procedures, and dental care, and to consent to all such treatment;

to obtain the use of medical equipment, devices or other equipment and devices deemed by Attorney needful for proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or fault authorized herein.

In connection with the exercise of the powers herein described, Attorney is fully authorized and empowered to perform any other acts or things necessary, appropriate, or incidental thereto, with the same validity and effect as if I were personally present, competent, and personally exercised the powers myself. All acts lawfully done by Attorney, or hereunder during any period of my disability or mental incompetence shall have the same effect and inure to the benefit of and bind me and my heirs, devisees, legatees and personal representatives as if I were mentally competent and not disabled. The powers herein conferred may be exercised by Attorney alone and the signature or act of Attorney on my behalf may be accepted by third persons as fully authorized by me and with the same force and effect as if done under my hand and seal and as if I were present in person, acting on my own behalf and competent. No person who may act in reliance upon the representations of Attorney for the scope of authority granted to Attorney shall incur any liability to me or to my estate as a result of permitting Attorney to exercise any power, nor shall any person dealing with Attorney be responsible to determine or insure the proper application of funds or property.

My mental or physical disability subsequent to my execution of the within Power of Attorney shall not revoke said power which shall remain in full force and effect notwithstanding said mental or physical disability.

These presents shall extend to and be obligatory upon the executors, administrators, legal representatives and successors, respectively, of the parties hereto.

The original of this Power of Attorney shall be filed in the office of the Register of Deeds for Davidson County, Tennessee, and a certified copy thereof shall have the same force and effect as this original.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature this the 2nd day of November, 2017

DEBORAH DAVIS ANDERSON
Unable to sign document due to stroke (X is her signature)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 2nd day of November, 2017 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DEBORAH DAVIS ANDERSON**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her own free act and deed.

Witness my hand and Notary Seal at office the day and year first written.

Janice J. Birdsong
NOTARY PUBLIC

November 2, 2017
Date

MY COMMISSION EXPIRES

11/3/20

