Karen Johnson
Batch # 1221895
12/31/2024 09 51 57 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241231-0101380

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
Diane J. Powell Revocable Trust **109 Summit Run Place** **Hermitage, TN 37076**	**SAME**
Map/Parcel 086030A-00300CO	

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten (10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, **Diane J. Powell, Trustee of the Harry and Diane Powell Trust dated February 15, 2023,** hereinafter called the GRANTOR, hereby remises, releases, and quitclaims unto **Georgina K. Hughes,** hereinafter called the Trustee, her successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Summit Run, Phase 1, a Planned Unit Development, of record in Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to David Kennedy, Jr. Trustee by Quitclaim deed dated May 12, 2015 by Harry R. Powell and wife, Diane J. Powell and then from David Kennedy, Jr., Trustee to The Harry & Diane Powell Trust (Revocable Trust), as recorded in Instrument No. 20150518-0045685, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry R. Powell and Diane J. Powell, by Special Warranty Deed dated June 24, 2014, from Fannie Mae (a/k/a

Federal National Mortgage Association), as recorded in Instrument No. 20140627- 0056700, Register's Office for Davidson County, Tennessee. This conveyance is made subject to any and all restrictions, easements, setback lines, rights-of-way, and all other matters affecting said premises and as recorded in the Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 109 Summit Run Place, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **Georgina K. Hughes, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out herein, do hereby quitclaim and convey unto **Diane J. Powell, Trustee of The DIANE J. POWELL REVOCABLE TRUST,** its heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 24th day of October, 2024.

BY: Diane J. Powell
Diane J. Powell, Grantor

BY: Georgina K. Hughes
Georgina K. Hughes, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Diane J. Powell, Grantor** and **Georgina K. Hughes, Trustee,** with whom I am personally acquainted (or proved to me on a basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS MY HAND this the 24th day of October, 2024.

Ju'Kia McKitchen

JU'KIA MCKITCHEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 7-19-2028

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or true value, whichever is greater for this transfer is NONE.

Georgina K. Hughes
AFFIANT

Subscribed and sworn before me, this 24th day of October, 2024.

Jukia McKitchen
NOTARY PUBLIC

JUKIA MCKITCHEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 7-19-2028