Karen Johnson Davidson County
Batch # 1229805 DEEDQC
01/23/2025 01:21:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005383

This Instrument prepared based on information provided by the parties and not independent verification by:
ROBINSON LAW, PLLC
C. Michael Robinson
2705 Gallatin Pike
Nashville, TN 37216
615-320-9977

ADDRESS NEW OWNER:
Kelly Renee Powell
5021 Colemont Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Kelly Renee Powell
5021 Colemont Dr.
Antioch, TN 37013

PARCEL NUMBER:
162 02 0 191.00

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, **MICHELLE NICKERSON** (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to **KELLY RENEE POWELL** (hereinafter "the Grantee") any and all of the Grantor's right, title, and interest in and to certain improved real property known as 5021 Colemont Dr. Antioch, TN 37013, real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 223, on the Plan of Colewood Acres, Section III, as of record in Book 4175, page 45, Register's Office for said County.

Said Lot fronts 75 feet on the northerly side of Colemont Drive and extends back 213.3 feet on the easterly line and 242.2 feet on the westerly line to a dead line and measures 84.5 feet thereon.

Being the same property conveyed to Billy Joe Clemons and wife, Cynthia Lynn Clemons by deed from Donald Clemons and wife, Vickie L. Clemons of record in Book 6168, Page 242, Register's Office, Davidson County, Tennessee. Subject to restrictions of record in Book 4295, page 696 said Register's Office.

Being the same property conveyed to Joe A. Powell and Myra J. Powell, husband and wife, by deed from Billy Joe Clemons and Cynthia Lynn Clemons, husband and wife, of record in Book 7535 Page 976, Register's Office, Davidson County, Tennessee.

Being the same property inherited by David Allen Powell at the death of Myra J. Powell, who survived Joe A. Powell, of record in the Administrator's Deed made

in order to provide muniment of title, being instrument number 20210527-0072055, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Michelle Nickerson and Kelly Renee Powell by Executor's Deed pursuant to The Last Will and Testament of David Allen Powell, the Order Admitting Last Will and Testament to Probate entered by the Probate Court for Rutherford County, Tennessee; at Murfreesboro in case number 75PR1-2024-PR-16, and the laws of intestate succession given that the Decedent died without a spouse and two children surviving him being the same Michelle Nickerson and Kelly Renee Powell, of record in instrument number 20250123-0005382, Register's Office of Davidson County, Tennessee.

This is improved property known as 5021 Colemont Drive, Antioch, Tennessee, 37013.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 23rd day of January 2025.

MICHELLE NICKERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **MICHELLE NICKERSON,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 23rd day of January, 2025.

CHARLES MICHAEL ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028

NOTARY PUBLIC

My Commission Expires: 11-8-28

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

MICHELLE NICKERSON

Subscribed and sworn to before me this 23rd day of January, 2025.

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

NOTARY PUBLIC

My Commission Expires: 11-8-28