Karen Johnson
Batch # 1240377
02/25/2025 08 42 44 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250225-0013686

State of Tennessee
County of Williamson

This transaction is exempt from the transfer tax statute as being a quitclaim deed from the Grantor to the Grantor's son as a gift, there being no consideration.

Barbara D. Carman
AFFIANT

Sworn to and subscribed before me, a Notary, this 18th day of February 2025

William S. Carman

My Commission Expires
1-21-2028

WILLIAM S. CARMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This instrument prepared by William S. Carman, Attorney, :P O Box 681357, Franklin, TN 37068. Please return recorded deed to Glenda Darlene Perkins, 2637 Old Charlotte Pike, Franklin, TN 37064.

ADDRESS NEW OWNER
Brandon Shaynne Powell
506 Crosswood Court
Nashville, TN 37214

MAP-PARCEL NUMBERS

09607001000

Send Tax Bills to:
Owner

QUITCLAIM DEED

I, Glenda Darlene Perkins, Grantor, individually, do hereby quitclaim and gift all of my undivided right, title and interest to the hereafter described property to Brandon Shaynne Powell, Grantee. Said property conveyed is described as follows:

Land in Davidson County, Tennessee, being lot No. 511 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book No. 2133, Page 11, Register's Office for said County.

Said lot no. 511 fronts 60 feet on the northerly side of Crosswood Court and extends back between lines 591.7 feet on the westerly side and 476.3 feet on the easterly side to an irregular line in the rear, on which it measures 216 feet

Being the same property conveyed to Glenda Darlene Perkins by deed from Glenda Darlene Perkins, Executor of the Estate of Jessie K. Harwell, of record in Instrument No. 20130128-0008868, Register's Office for Davidson County, Tennessee, and

Being the same property conveyed to Jessie K. Harwell by deed of record in Book 4265, page 263, Register's Office of Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title in the property but acquits any claim Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

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

In witness whereof, the said Grantor hereto has set her signatures on this the 18th day of FEBRUARY 2025.

Glenda Darlene Perkins

Glenda Darlene Perkins

Personally appeared before me, William S. Carman a Notary in and for said County and State, the Affiant, Glenda Darlene Perkins, known to me personally, on this the 18th day of February 2025.

William S. Carman

Notary

My Commission Expires:

1-21-2026

