Karen Johnson Davidson County
Batch # 1300151 DEEDQC
07/21/2025 01:11:11 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250721-0057317

RECORDING REQUESTED BY:
Sandra Kay Powell

INSTRUMENT PREPARED BY:
Sandra Kay Powell
4970 Karen Ray Dr
Antioch, Tennessee 37013

RETURN DEED TO:
Sandra K Powell
4970 Karen Ray Dr
Antioch, Tennessee 37013-3519

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Sandra Powell
4970 Karen Ray Dr
Antioch, Tennessee 37013-3519

Tax Parcel ID/APN # 16203017600
Prior Instrument Reference: of the Recorder of TN County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF TN

THIS DEED is made this day of July 11, 2025, by and between the **"Grantor,"**

Sandra Kay Powell, an unmarried individual residing at 4970 Karen Ray Dr, Antioch, Tennessee 37013

AND the **"Grantees,"**

Sandra Kay Powell, an unmarried individual residing at 4970 Karen Ray Dr, Antioch, Tennessee 37013

Donna Renee Bandy, an unmarried individual residing at 107 Worchester Ct, Murfreesboro, Tennessee 37129

Terry Len Bandy, an unmarried individual residing at 11600 Mackel Dr, Oklahoma City, Oklahoma 73170

April Jeanette Kirby, a married individual residing at 2260 Biggers-Reyno Rd, Biggers , Arkansas 72413

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in TN county, Tennessee, subject to any restrictions herein:

Property Address: 4970 Karen Ray Dr, Antioch, Tennessee 37013-3519

Legal description(s) attached separately.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on July 11, 2025 (date).

Grantor (or authorized agent)

Sandra Kay Powell

Print Name: Sandra Kay Powell

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 11, 2025 before me, Derrick Wallace, [✓ personally appeared] [___ personally appeared by audio-video communication] **Sandra Kay Powell**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: May 8, 2028

Derrick Wallace
Notary Public, Tennessee



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0

Sandra Kay Powell
Affiant

Subscribed and sworn before me, this 21st day of July, 2025

Derrick C Wallace
Notary

My Commission Expires: May 8, 2028

DERRICK WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME: SANDRA K POWELL

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF SECTION FOUR, APACHE HILLS, OF RECORD IN BOOK 4460, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 7 FRONTS 65.0 FEET ON THE EASTERLY MARGIN OF KAREN RAY DRIVE AND EXTENDS BACK 124.37 FEET ON THE NORTHERLY LINE AND 124.31 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 65.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SANDRA K POWELL BY DEED, RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, IN BOOK 11120 PAGE 26.

KNOWN: 4970 KAREN RAY DRIVE