Karen Johnson Davidson County
Batch# 1377144 DEEDQC
02/06/2026 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260206-0008931

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Sidney Louise Powers 334 Harvard Avenue Nashville, Tennessee 37205	same	104 05 0 189.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, William S. Powers and wife, Fran J. Powers (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Sidney Louise Powers (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William S. Powers and wife, Fran J. Powers, by Warranty Deed from Charles L. Phillips, a married man, dated April 8, 2021, of record at Instrument No. 20210412-0047998, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 334 Harvard Avenue, Nashville, TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

[*Signature page follows.*]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 5th day of February, 2026.

William S. Powers, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William S. Powers, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of February, 2026.

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

Notary Public

My Commission Expires: March 3, 2026

Fran J. Powers, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Fran J. Powers, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of February, 2026.

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

Notary Public

My Commission Expires: March 3, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Wm. S. Powers

William S. Powers, Affiant

Subscribed and sworn to before me this 5th day of February, 2026.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN S. WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Feb. 5, 2026 (date of document).

Carolyn S. Wenzel

February 5, 2026

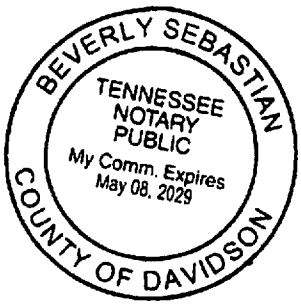
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of February, 2026.

Notary Public

My Commission Expires: 5/8/29



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