6453 -23

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Karen Johnson Davidson County
Batch# 1424060 DEEDQC
05/22/2026 07:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260522-0046695

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of MAY, 2026.

Notary Public

Commission Expires _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCT 9, 2027

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
John Daniel Powell 504 Bonerwood Drive Nashville, TN 37211	PENNYMAC LOAN SERVICES, LLC PO Box 5133 Thousand Oaks, CA 91359	**147-11-0-114.00**

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JOHN DANIEL POWELL, A MARRIED MAN** (hereinafter called the "Grantor"), in order to establish a tenancy by the entireties with my wife, the Grantee herein, do hereby convey, remise, release and quitclaim unto my wife, **GRACE MCCASKILL POWELL, A MARRIED WOMAN,** (hereinafter called the "Grantee), and her heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with me in and to the following described tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section II, Parkview Estates, as of record in Book 3700, Page 87, Register's Office for said County.
Said Lot No. 34 fronts 75 feet on the northerly side of Bonerwood Drive and runs back 199.35 feet on the westerly line and 189.85 feet on the easterly line, to a dead line in the rear, on which it measures 94.17 feet.

Being the same property conveyed to John Daniel Powell, and unmarried man, by Deed from William C. Caruso and wife, Rebekah K. Caruso, dated April 7, 2023 and recorded April 17, 2023 in Instrument No. 20230417-0028194, in the Register's Office for Davidson County, Tennessee. The said John Daniel Powell is now married to Grace McCaskill Powell.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20230417-0028195, in Register's Office for Davidson County, Tennessee. This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is **IMPROVED** property, known as 504 Bonerwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of May, 2026.

JOHN DANIEL POWELL, GRANTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named JOHN DANIEL POWELL the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument and upon oath acknowledged that he did so freely and voluntarily for the purposes therein contained.

WITNESS my hand this 22 day of MAY, 2026.

Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

_____
NOTARY PUBLIC

Certificate of Authenticity

I, Anthony N. Greco, do 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 the 22 day of May, 2026.

_____ 05/ 22 /2026
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22 day of May, 2026.

_____
Commission Expires July 17, 2027 Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027