Karen Johnson Davidson County
Batch # 1459815 DEEDQC
08/17/2026 08:25:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260817-0076250

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jacob Carl Powell
and Hannah Christine Munro
1903A 9th Avenue
Nashville, TN 37208

SEND TAX BILL TO:
Same as New Owner

MAP PARCEL NO.:
081-07-4Y-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JACOB CARL POWELL, an unmarried man,** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JACOB CARL POWELL and HANNAH CHRISTINE MUNRO, husband and wife,** and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1903 9th Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200501-0045757 and being shown on Plat attached thereto as Exhibit "B", 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 Jacob Carl Powell, an unmarried man, by Warranty Deed from Joseph Prielozny, a married man, dated July 1, 2021, and recorded July 6, 2021, in Instrument Number 20210706-0090776, in said Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 29th day of July, 2026.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-10-2029

This is improved property, known as 1903A 9th Avenue, Nashville, TN 37208.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 29th day of July, 2026.

JACOB CARL POWELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB CARL POWELL**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of July, 2026.

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-10-2029