QUITCLAIM DEED

Karen Johnson
Batch # 1462451
08/20/2026 02:11:58 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260820-0077745

4137

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Warren and Patricia Powell	**Same as New Owners**	**04800000400**
(NAME)	(NAME)	
4137 Dry Fork Road		
(ADDRESS)	(ADDRESS)	
Whites Creeks, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WARREN D. POWELL ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

WARREN D. POWELL AND PATRICIA A. POWELL, A MARRIED COUPLE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

BEGINNING AT A STONE ON THE SOUTHWESTERLY MARGIN OF DRY CREEK ROAD AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY E. H. MCDONALD; THENCE WITH THE SOUTHWESTERLY MARGIN OF SAID DRY CREEK ROAD, NORTH 40 DEGREES WEST 303 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND OWNED BY CLAUD BARTLETT; THENCE SOUTH 50 DEGREES 45 MINUTES WEST 362 FEET TO A POINT; THENCE SOUTH 32 DEGREES 30 MINUTES WEST 805 FEET TO A POINT; THENCE SOUTH 86 DEGREES EAST 50 FEET TO A POINT; THENCE NORTH 71 DEGREES EAST 155 FEET TO A POINT; THENCE NORTH 52 DEGREES EAST 115.5 FEET TO A POINT; THENCE NORTH 42 DEGREES EAST 293.7 FEET TO A POINT; THENCE NORTH 51 DEGREES EAST 132 FEET TO A POINT; THENCE NORTH 64 DEGREES EAST 132 FEET TO A POINT; THENCE NORTH 31 DEGREES 30 MINUTES EAST 132 FEET TO A POINT; THENCE NORTH 57 DEGREES EAST 165 FEET TO THE BEGINNING, CONTAINING 5.8 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WARREN D. POWELL, BY QUITCLAIM DEED, FROM DIANE E. POWELL, OF RECORD IN INSTRUMENT NO. 9948, PAGE 259, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4137 Dry Fork Road, Whites Creek, TN 37189.**

Witness our hands this the 14 day of August, 2026.

Warren D Powell
WARREN D. POWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WARREN D. POWELL**, 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 official seal, this the 14 day of August, 2026.

Patricia Parsons
Notary Public

My Commission Expires: 9-3-2029

