Karen Johnson Davidson County
Batch# 376317 DEEDQC
03/24/2020 08:11:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200324-0031668

Prepared by:
John S. Roberts
Attorney at Law
316 Walton Ferry Road
Hendersonville, TN 37075

**Prepared from information received from Grantee**
**No title search requested or performed**

Sworn to and subscribed before me this 20th day of March, 2020.

The actual consideration for this conveyance is $ 00.00

Frankie Sowell
Affiant

JOHN ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commissions Expires: 3/[illegible]/2021

Notary Public

**NAME & ADDRESS OF NEW OWNER**
Sowell Family Trust 2020
1120 2nd Avenue South
Nashville, TN 37210

**SEND TAX BILLS TO:**
New Owner

**MAP/PARCEL NUMBERS**
Map: 105-3
Parcel: 118

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Frankie Sowell, Anthony Sowell and Cordeliaous F. Sowell**, do hereby quitclaim and convey to the **Sowell Family Trust 2020**, all their right title and interest in the following described parcel of property, including the improvements thereon, located in Davidson County, Tennessee, and being more fully described as follows:

Land in Davidson County, Tennessee, being the northerly 5 feet of Lot No. 2 and all of Lot No. 3 on the Plan of N. Corbitt's Addition to South Nashville, as of record in Plan Book 1, Page 41, Chancery Court at Nashville, Tennessee.

Said part of Lot 2 and all of Lot No. 3 front together 40 feet on the Easterly side of Second Avenue South, formerly Market Street, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to **Frankie Sowell, Anthony Sowell and Cordeliaous F. Sowell** by Quitclaim Deed dated June 28, 2007, from Frankie Sowell, of record in Instrument Number 20070629-0078191, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 1120 Second Avenue South, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2020.

Anthony Sowell
**Anthony Sowell**

**Cordeliaous F. Sowell**

Frankie Sowell
**Frankie Sowell**

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frankie Sowell, with whom I am personally acquainted *(or proved to me on the basis of satisfactory evidence)*, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, on this 20th day of March, 2020.

NOTARY PUBLIC

JOHN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/2/2021

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Sowell, with whom I am personally acquainted *(or proved to me on the basis of satisfactory evidence)*, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, on this 20th day of March, 2020.

NOTARY PUBLIC

JOHN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/2/2021

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cordeliaous F. Sowell, with whom I am personally acquainted *(or proved to me on the basis of satisfactory evidence)*, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, on this 20th day of March, 2020.

NOTARY PUBLIC

JOHN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/2/2021