THIS DOCUMENT PREPARED BY:

John G. Fahner
Kennedy & Associates, PLLC
3052 Lebanon Pike
Nashville, Tennessee 37214
(615) 883-4998

Karen Johnson Davidson County
Batch# 492901 **DEEDQC**
10/09/2020 10:26:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201009-0117595

State of Tennessee
County of Davidson
The actual consideration for this transfer is zero.

Samuel E. Sowell
Affiant

LEYLA GIVENS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 6th day of October, 2020.

Leyla Givens
Notary Public

My commission expires: 03-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Samuel E. Sowell 4115 Central Pike Hermitage, Tennessee 37076	SAME	086 00 0 120.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **James H. Sowell, Jr. and Sheila K. Barnes**, hereinafter called the Grantors, hereby remise, release, and quitclaim unto **Samuel E. Sowell** all of the Grantors' right, title, and interest in and to certain real property in Davidson County, Tennessee more particularly described as follows:

Land in the 4th Civil District of said County, and described according to a survey by Robert H. Meade, Surveyor, dated November 21, 1964, as follows:

Beginning at a point in the northerly margin of Central Pike, said point being the common corner between the Grantor and Grantees, and thence north 7° 09' east 130 feet to a point; thence easterly 63 feet, more or less, to a point in the Grantor's easterly line; thence south 6° 16' west 130 feet to an iron pin the northerly margin of Central Pike; thence north 83° 39' west with said margin of said Pike 62.9 feet to the beginning.

Being the same property conveyed to James H. Sowell and wife, Doris Sowell from Sam H. Sowell by Warranty Deed of record in Book 5514, Page 188 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4115 Central Pike, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 6th day of October 2020.

LEYLA GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

James H. Sowell, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James H. Sowell, Jr.**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2020.

My Commission Expires: 03-08-2022

Leyla Givens
Notary Public

WITNESS my hand this 6th day of October 2020.

LEYLA GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sheila K. Barnes

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila K. Barnes**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2020.

My Commission Expires: 03-08-2022

Leyla Givens
Notary Public