Karen Johnson Davidson County
Batch# 597586 DEEDQC
03/22/2021 02:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210322-0037696

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Theresa Sowell** ("Grantor"), single, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Sowell Development Group LLC., a Tennessee limited liability company,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 16 on Underwood's Plan of Lots in North Nashville, as of record in book 21, page 117, Register's Office for said County.

Said lot No. 16 fronts 50 feet on the Southerly side of Knowles, formerly Thompson, Street, and extends back between parallel lines with the westerly margin of 16th Avenue North, 162 feet to an alley.

Being the same property conveyed to Herbert Nesbitt by Warranty deed from Queenie M. Hannah, Elvie M. Stokes, Willie Mae Ridley, Johnnie Crittendon, Mattie Fleming, Ruby McFalls, Samuel Lee Blanch, Dora Mae Gillespie, Sammy Lee Mason and Susie B. Dowell of record in Book 2646, page 379, Register's Office for Davidson County, Tennessee, dated March 22, 1957 and recorded on May 10, 1957.

The said Herbert Nesbitt having since died and by Last Will and Testament Under Docket No. 01P-310 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) said property was devised to Willie Theresa Sowell.

Willie Theresa Sowell and Theresa Sowell are one and the same.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of **March, 2021.**

Theresa Sowell by Herbert Sowell, Attorney-in-fact

Theresa Sowell, by Herbert Sowell, Attorney-in-fact

State of Tennessee
County of Davidson

On this 12 day of March, 2021, before me personally appeared Herbert Sowell, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Theresa Sowell, and who acknowledged that they executed the same as the free act and deed of Theresa Sowell.

WITNESS my hand and official seal at office this 12 day of **March, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 19th day of **March, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1601 Knowles St., Nashville, TN 37208**
TAX PARCEL NO.:	**08115034100**
PROPERTY OWNER:	**Sowell Development Group, LLC.**
OWNER'S ADDRESS:	**209 Kennith Drive, Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owner at Owners Address**

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022