This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

Karen Johnson Davidson County
Batch# 656898 DEEDQC
06/15/2021 11:47:32 AM 4 pgs
Fees: $23.00 Taxes: $308.33
20210615-0080491

New Owner: David W. Lowder
1269 Hitt Lane
Goodlettsville, TN 37072

Send tax notice to: David W. Lowder
1269 Hitt Lane
Goodlettsville, TN 37072

Map and Parcel No. 025 15 0 005.00

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of the sum of Eighty-Three Thousand Three Hundred Thirty-Three Dollars ($83,333), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I, **Deborah Ann Lowder**, ("Grantor") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **David Wayne Lowder** ("Grantee"), Grantor's entire interest in and to certain real property in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit A.

Descriptions are taken from prior deeds of record. This is improved real property commonly known as 1269 Hitt Lane, Goodlettsville, Tennessee 37072. See attached Exhibit A for derivation clauses.

By this Quitclaim Deed, I, Deborah Ann Lowder, acknowledge receipt of the stated consideration in full satisfaction of my beneficial interest in this real property through The Alton K. Lowder and/or Margaret L. Lowder Revocable Living Trust U/A dated January 22, 2003.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 26 day of May, 2021.

Deborah Ann Lowder

Deborah Ann Lowder

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Deborah Ann Lowder** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 10/22/2024

VICTORIA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Robertson)

I hereby swear or affirm that the actual consideration for this transfer is Eighty-Three Thousand Three Hundred Thirty-Three Dollars and Zero Cents ($83,333.00).

Deborah Ann Dowd
AFFIANT

Sworn to and subscribed to before me on the 26th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 10/22/2024

VICTORIA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Parcel I. Lot 12 on the Plan of Solitude Acres, Section 1, as shown on plat of record in Plat Book 3700, Page 48, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot 12 fronts 160 feet on the southerly side of Hitt Lane and extends back 190 feet on the westerly line and 335 feet on the easterly line to a dead line on which it measures 215.3 feet.

Being part of the property conveyed by Alton K. Lowder and Margaret L. Lowder by quitclaim deed to The Alton K. Lowder and/or Margaret L. Lowder Revocable Living Trust U/A dated January 22, 2003, of record in Instrument No. 20030124-0010290, Register's Office for Davidson County, Tennessee.

Parcel II. Two Tracts of land located adjacent to Lot No. 12, Section 1, Solitude Acres, City of Goodlettsville, as of Record in Book 3700, Page 48, Register's Office for Davidson County, Tennessee:

1. Tract No. 1 is described as being approximately ¼ acre more or less to the East side of said Lot No. 12 and is described as beginning at a concrete marker on the Northwest corner of said Lot No. 12; thence along the southerly margin of Hitt Lane 113.4 feet to a point in a fence row; thence in a southeasterly direction along said fence row in a line to a concrete monument being the southwesterly corner of said Lot 12; thence in a northerly direction along the westerly margin of said Lot 12 190 feet to the point of beginning.

2. Tract No 2 is described as triangular tract lying to the rear of Lot No. 12 of said subdivision and is described as beginning at the southeast corner of said Lot No. 12; thence in a northwesterly direction along the rear of Lot 12 215.3 feet to a concrete monument at the southwest corner of said Lot No. 12; thence in a southeasterly direction along a fence row to a point in said fence row being the point of a line which would run perpendicular from the said fence row to the point of beginning; thence along said perpendicular line to the point of beginning.

Being the same property conveyed by H.L. Worrell to Alton K. Lowder and wife, Margaret L. Lowder, by warranty deed of record in Book 4366, Page 87, Register's Office for Davidson County, Tennessee. Alton K. Lowder died on September 30, 2014, survived by his wife, Margaret J. Lowder, who died on October 7, 2019. The Last Will and Testament of Margaret L. Lowder ("Will") was admitted to probate for muniment of title by Order entered April 28, 2021 ("Order"), Davidson County Probate Court Case No. 21P641, and a certified copy of said Will is of record in Instrument No. 20210511-0063320 and a certified copy of said Order is of record in Instrument No. 20210511-0063319, both in the Register's Office for Davidson County, Tennessee.