THIS INSTRUMENT WAS PREPARED BY:

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Karen Johnson Davidson County
Batch# 712940 **DEEDQC**
09/10/2021 01:07:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210910-0121628

ADDRESS NEW OWNER(S):

JOHN WILLIAM FOWLER, JR.,
SHERRY A. DILLARD, AND
DAWNA R. FAULK
8769 OLD CHARLOTTE PIKE
PEGRAM, TENNESSEE 37143

SEND TAX BILLS TO:

SAME

MAP & PARCEL: 112 00 0 047.00

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/1.00 ($10.00) Dollars, cash in hand paid, by the hereinafter named Grantee(s), and for the purpose of dissolution of a family trust, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DAWNA R. FAULK, the First Successor Trustee of The John W. Fowler, Sr. and Mary M. Fowler Revocable Living Trust**; hereinafter, called the Grantor(s), does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto the Grantee(s), **SHERRY A. DANIELS, now known as SHERRY A. DILLARD, JOHN W. FOWLER, JR., and DAWNA R. FAULK**, the Grantee(s) herein, successors and assigns, certain tracts or parcels of land located in the **GSD** taxing district of **DAVIDSON COUNTY**, State of Tennessee, described as follows:

TRACT ONE: A PARCEL OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE EASTERLY SIDE OF CHARLOTTE PIKE AND DESCRIBED ACCORDING TO A SURVEY BY S. H. HUTCHINSON, JULY 6, 1956, AS FOLLOWS: BOOK: 5757, PAGE: 300 RODC TENNESSEE OR BOOK: 5293, PAGE: 771 RODC TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DEPICTION THERE OF AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE CHARLOTTE PIKE, ALSO STAKE IN LINE ON EASTERLY MARGIN OF SAID PIKE, SAME BEING THE SOUTHWESTERLY CORNER OF THE C. A. JONES LOT; THENCE, WITH SAME, SOUTH 54° 30 EAST 965 FEET TO A STAKE WITH A POPLAR AND IRONWOOD POINTERS IN DAIVD S. FERGUSONS' LINE 210 FEET TO A STAKE WITH LARGE BEECH POINTERS; THENCE, NORTH 54° 30' WEST 964 FEET TO A POINT IN CHARLOTTE PIKE, STAKE IN LINE ON EASTERLY MARGIN OF ROAD; THENCE, WITH SAID ROAD, NORTH 50 DEGREES EAST 31 FEET TO A POINT, OPPOSITE OF LOCUST TREE; THENCE, WITH SAID ROAD, NORTH 34 30' EAST 179 FEET TO THE POINT OF BEGINNING, CONTAINING 4.65, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO THE JOHN W. FOWLER, SR. AND MARY M. FOWLER REVOCABLE LIVING TRUST FROM JOHN W. FOWLER, SR. AND WIFE, MARY M. FOWLER VIA QUITCLAIM DEED ON OR ABOUT JUNE 23, 1995 AND RECORDED IN THE REGISTER OF DEED'S OFFICE UNDER RECORD REFERENCE: 00009717-0000351. JOHN W. FOWLER, SR. HAVING PASSED ON MARCH 12, 2005 AND WIFE, MARY M. FOWLER HAVING PASSED ON NOVEMBER 14, 2020, AND DAVID B. FOWLER, A SINGLE MAN, HAVING PASSED ON JANUARY 28, 2013.

THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property, known as: 8769 Old Charlotte Pike, Pegram Tennessee 37143

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set **their** signatures and executed this instrument, on this the 26th **day of August 2021.**

Dawna R. Faulk - Successor Trustee

DAWNA R. FAULK, GRANTOR / FIRST SUCCESSOR TRUSTEE OF THE JOHN W. FOWLER, SR. AND MARY M. FOWLER REVOCABLE LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned. a Notary Public, in and for said County and State, the within named bargainor(s) **DAWNA R. FAULK, GRANTOR / FIRST SUCCESSOR TRUSTEE OF THE JOHN W. FOWLER, SR. AND MARY M. FOWLER REVOCABLE LIVING TRUST** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they/he/she** executed the within instrument for the purpose therein contained; additionally, attesting as to the authority as first successor trustee for the trust .

Witness my hand and official seal at Ashland City, Tennessee, this the 26th **day of August 2021.**

Maria C. Binkley
Notary Public

My Commission Expires: 09-21, 20 24

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($000.00).**

Sherry A. Dillard 9-8-21
SHERRY A. DILLARD, AFFIANT

Sworn to and subscribed before me this 8th day of September, 2021.

Notary Public

My Commission Expires: 05/21/2022

TENNESSEE NOTARY PUBLIC My Comm. Exp. May 21, 2022 CHEATHAM COUNTY

John W. Fowler Jr.
JOHN W. FOWLER, JR. AFFIANT

Dawna R. Faulk
DAWNA R. FAULK, AFFIANT

Sworn to and subscribed before me, this 26th **day of August, 2021.**

Maria C. Binkley
Notary Public

My Commission Expires: 09-21, 20 24

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY