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
20210910-0121629

ADDRESS NEW OWNER(S):

JOHN WILLIAM FOWLER, JR.,
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 love and affection of our brother and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DAWNA R. FAULK** and **SHERRY A. DANIELS, now known as SHERRY A. DILLARD**; hereinafter, called the Grantor(s), does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto **JOHN W. FOWLER, JR.**, 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 DAWNA R. FAULK, SHERRY A. DANIELS, AND JOHN W. FOWLER, JR. FROM DAWNA R. FAULK, FIRST SUCCESSOR TRUSTEE OF JOHN W. FOWLER, SR. AND MARY M. FOWLER REVOCABLE LIVING TRUST VIA QUITCLAIM DEED ON OR ABOUT AUGUST 26, 2021 AND RECORDED IN

THE REGISTER OF DEED'S OFFICE UNDER RECORD REFERENCE: 20210910-0121628.

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

DAWNA R. FAULK, GRANTOR

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(S)** 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

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

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Maria C. Binkley
Notary Public

My Commission Expires: 09-21, 20 24

Sherry A. Dillard

SHERRY A. DILLARD, GRANTOR

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) **SHERRY A. DILLARD GRANTOR(S)** 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

Witness my hand and official seal at Ashland City, Tennessee, this the 8th September **day of ~~August~~ 2021.**

MARIA C. BINKLEY NOTARY PUBLIC TENNESSEE My Comm Exp. May 21, 2022 COUNTY OF CHEATHAM

Notary Public

My Commission Expires: 05/21, 20 22

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).**

John W. Fowler Jr.

JOHN W. FOWLER, JR. 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