Karen Johnson Davidson County
Batch# 794573 DEEDQC
01/24/2022 11:43:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220124-0008631

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

EDWIN E. ROWELL, AFFIANT

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/03/2025

Subscribed and sworn to before me, this 11th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 11/3/2022

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
EDWIN E. ROWELL and GLORIA K. ROWELL, Co-Trustees 210 Diane Drive Madison, TN 37115	New Owner	Map and Parcel No.: **42-7 66 11D-35130**

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, EDWIN E. ROWELL and wife, GLORIA K. ROWELL (collectively as "Grantor"), do hereby quitclaim, transfer and convey unto EDWIN E. ROWELL and GLORIA K. ROWELL, Co-Trustees of the Rowell Joint Revocable Trust, dated November 30, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 210 Diane Drive, Madison, TN 37115, and more particularly described as follows:

Being Lot No. 19 on the Map of Section II, Haven Acres, of record in Book 2331, page 139, Register's Office for said County, as follows:

Beginning at a point in the westerly margin of Diane Street at the corner of Lots No. 19 and 20; thence with the line between said lots, westerly 258.5

feet to a point; thence southerly 157.06 feet to the north margin of Williams Avenue; thence with the margin of the same, easterly 233.71 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.07 feet to the west margin of Diane Drive; thence with the margin of the same, northerly 130.23 feet to the point of beginning.

Being the same property conveyed to Edwin E. Rowell and wife, Gloria K. Rowell, from Paul D. Remington and wife, Betty L. Remington, by Warranty Deed of record in Deed Book 5380, Page 786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of January, 2022.

Edwin E. Rowell

Edwin E. Rowell, Grantor

Gloria K. Rowell

Gloria K. Rowell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Edwin E. Rowell**, the Grantor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of January, 2022.

Shelley Mason

Notary Public

My Commission Expires: 11/3/2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 11th day of January, 2022.

Shelley Mason
Notary Public

My Commission Expires: 11/3/2025

