Karen Johnson Davidson County
Batch# 1003219 DEEDQC
05/15/2023 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230515-0036160

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

B. Todd Dowdy
AFFIANT

Subscribed and sworn to before me on this day, May 15, 2023.

Carter Moore
Notary Public

CARTER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/18/26

New Owner Address:
Brian Todd Dowdy, Trustee
369 Strasser Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
161 04 0 135.00

QUITCLAIM DEED

Brian Todd Dowdy ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Brian Todd Dowdy, Trustee of the Brian Todd Dowdy Revocable Living Trust, dated May 15, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 15, 2023**.

Brian Todd Dowdy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Brian Todd Dowdy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 15, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Fairlane Park of record in Book 2331, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Todd Dowdy, unmarried, from Linda Faye Dowdy, a married individual, by deed of record in Instrument No. 20171215-0127985, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 369 Strasser Drive, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 15, 2023.

Affiant Signature

5/15/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 15, 2023.

Carter Moore
Notary Public

My Commission Expires: 1/18/26

