Prepared by: John Forrest Kelly, Attorney, 1503 16th Avenue South, Nashville, Tennessee 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1045138 DEEDQC
09/01/2023 09 18 20 AM 3 pgs
Fees $17 00 Taxes $0 00
20230901-0068628

MARY H. HOWELL

TO: QUITCLAIM DEED

MARY H. HOWELL, ET AL

THIS QUITCLAIM DEED OF REALTY, executed as of the 28th day of August, 2023, by Grantor, MARY H. HOWELL, a widow, to Grantee, MARY H. HOWELL and DEBORAH JAMES, as joint tenants in common with rights of survivorship,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantees, as joint tenants in common with rights of survivorship, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:
>
> Described property located in the City of Nashville, Davidson County, Tennessee, beginning at a point in the easterly margin of Hamilton Road, and Buena Vista Pike on southerly line of Mrs. Rosa Lewis' property according to a deed of record in Book 831, Page 264, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Hamilton Road, now Buena Vista Pike, and southerly 65 feet to a point; thence easterly and with the north line of Charlie J. Resha lot, formerly Tom Resha, 200 feet to a point; thence with the easterly end of lot described and conveyed northerly 65 feet to a point 200 feet from the said Hamilton Road, now Buena Vista Pike; thence westerly and on or with the said southerly line of said Rosa Lewis property, and 200 feet to said Hamilton Road, now Buena Vista Pike, the place of beginning.
>
> Being the same property conveyed to Edward S. Howell and wife, Mary H. Howell, by Warranty Deed from Progress, Inc., dated April 21, 1999, and recorded April 27, 1999, of record in Book 11448, Page 137, in the Register's Office for Davidson County, Tennessee. Edward S. Howell predeceased Mary H. Howell on August 1,

2005, leaving her the surviving tenant by the entirety.

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

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Mary H. Howell
MARY H. HOWELL Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY H. HOWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of August, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:

MARY H. HOWELL, and
DEBORAH JAMES
2604 Buena Vista Pike
Nashville, TN 37218

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:

2604 Buena Vista Pike
Nashville, TN 37218

Map and Parcel No.:

070-06-0-013.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $0.00.

Mary H. Howell
Affiant

Subscribed and sworn to before me this the 28 day of August, 2023

Laura Elizabeth McInnis
Notary Public
My Commission Expires: May 3, 2027

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON