QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-ER-23-209

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1050322 **DEEDQC**
09/15/2023 11 30 26 AM 2 pgs
Fees $12 00 Taxes $0 00

20230915-0072475

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Herbert D. Sowell	**Same as owner**	
(NAME)	(NAME)	**060-11-0-011.00**
209 Kennith Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIERA KATRESE JONES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HERBERT D. SOWELL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, Page 42, Register's Office for said County.

Said Lot No 35 fronts 189 32 feet on the Northerly side of Kenneth Drive extends back 290 feet on the Easterly line 202 3 feet on the Westerly line to a broken line in the rear measuring 187.6 feet thereon

Being the same property conveyed to William E. Sowell and Willie Theresa Sowell by Warranty deed from Roy A. Hamilton and Anna Mae Hamilton of record in Instrument No. 20010124-0007244 Register's Office for Davidson County, Tennessee, dated January 17, 2001 and recorded on January 24, 2001

Said William E Sowell died on April 7, 2003, vesting Willie Theresa Sowell as surviving tenant

Said Willie Theresa Sowell died testate on March 3, 2022 The said property vested at death in Williera Katrese Jones and Herbert D. Sowell as her sole surviving heirs at law as evidenced by affidavits of heirship of record in Instrument Number 20230915-0072473 and 20230915-0072474 in the Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **209 Kennith Drive, Nashville, Tennessee 37207**

Witness my/our hand(s) this the 7 day of September, 2023

Williera Katrese Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIERA KATRESE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2023

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212