Karen Johnson Davidson County
Batch# 1059924 DEEDQC
10/12/2023 09:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231012-0079894

THIS INSTRUMENT PREPARED BY: ANDREW BELLM **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2023. Notary Public My commission expires: 3-3-2025

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bowling Family Properties, LLC 1003 3rd Ave. South Nashville, TN 37210	1003 3rd Ave. South Nashville, TN 37210	093 15 0 281.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PEGGY M. BOWLING**, being also known as Peggy A. Bowling (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **BOWLING**

FAMILY PROPERTIES, LLC, a Tennessee limited liability company (the "Grantee"), effective as of the 29th day of September, 2023 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTOR:

Peggy Bowling

Peggy M. Bowling, being also known as Peggy A. Bowling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY M. BOWLING BEING ALSO KNOWN AS PEGGY A. BOWLING**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2023.

Andrew J. Bell

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

911329.1/020230680

EXHIBIT A

PROPERTY DESCRIPTION

Lot No. 1 on the Plan of the Calligan Subdivision of record in Book 5190, page 510, Register's Office for Davidson County, Tennessee, described as follows:

To find the point of beginning for the herein described property, begin at the intersection of the northerly margin of Cameron Street with the easterly margin of Third Avenue, South; thence northwesterly along the easterly margin of Third Avenue, South, 210.00 feet to an iron pin, said point being the point of beginning for the hereinafter described tract of land; thence, continuing along the easterly margin of Third Avenue, South, north 29 degrees 25 minutes west 235.00 feet to a point; thence, leaving the easterly margin of Third Avenue, South, north 60 degrees 00 minutes east, 135.00 feet to a point; thence south 29 degrees 25 minutes east, a distance of 235.00 feet to an iron pin; thence south 60 degrees 00 minutes west, 135.00 feet to the point of beginning. Said tract of land contains 0.73 acres.

Being the same property conveyed to Bobby E. Bowling and wife, Peggy M. Bowling, by deed from Calligan Properties, a Tennessee general partnership, of record in Book 5893, page 405, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Peggy M. Bowling by Executor's Quitclaim Deed from Peggy M. Bowling, Executor of the Estate of Robert E. Bowling, who died on July 26, 2020, and whose estate being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-1473, of record in Instrument No. 20201102-0127767, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellm, Esq., do hereby make oath that I am a licensed attorney and/or 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 September 29, 2023

Affiant Signature

Date: October 11, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, October 11, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

911007.1/020230411

202310120079894