Karen Johnson Davidson County
Batch# 1059924 DEEDQC
10/12/2023 09:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231012-0079897

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	094 09 0 017.00

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. Bellm
Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, and 3 on the Revised Plan of Visco Industrial Subdivision, Section One, of record in Book 3700, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts a total of 139.53 feet on the westerly side of Fesslers Lane and runs back between lines 235.00 feet on the northerly line and 230.15 feet on its southerly line to its westerly or rear line on which it measures 114.00 feet.

Said Lot No. 2 fronts 100.00 feet on the westerly side of Fesslers Lane and runs back between parallel lines 235.00 feet to a line in the rear on which it measures 100.00 feet.

Said Lot No. 3 fronts 120.00 feet on the westerly side of Fesslers Lane and runs back between parallel lines 235.00 feet to a line in the rear on which it measures 120.00 feet.

Being the same property conveyed to Bobby Bowling by deed from W. W. Harlin, Jr., and wife, Barbara N. Harlin, of record in Instrument No. 20060524-0061023, Register's Office for Davidson County, Tennessee. By Quitclaim Deed at Instrument No. 20100824-0067087, Bobby Bowling, married conveyed to J. Blake Freeman, Trustee, for the express purpose to create and combine the described property under one tax id number to Bobby Bowling. It is agreed and understood that Bobby Bowling and Robert E. Bowling, is one and the same person.

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. 20201102-0127768, 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