Karen Johnson Davidson County
Batch# 1127700 DEEDQC
04/26/2024 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030280

Name and Address of New Owner:
Send Tax Bills To:
Tondaleya Jobe
3210 Doverside Dr
Nashville, TN 37207

This Instrument Prepared By:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
Ste 100
Mt Juliet, TN 37122

Map & Parcel No: 050 14 0 067.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tondaleya B. Jobe, as joint tenant with right of survivorship, and Derrick W. Dowell, unmarried, as to one half interest** "the Grantor," convey and quitclaim unto **Tondaleya Jobe, single, Derrick W. Dowell, unmarried, and Mose Allen Jobe, III, single, joint tenants with right of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 686 on the Plan of Section Four Parkwood Estates, as of record in Plat Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Minnie D. Sowell, a married person, by Warranty Deed from Will T. Campbell and wife, Barbara J. Campbell and Charles E. Smith and wife, Barbara J. Smith, of record in Book 9081, Page 554, in the Register's Office of Davidson County, Tennessee, dated September 07, 1993 and recorded on September 16, 1993.

Being the same property conveyed to Minnie D. Sowell, a married person, by Quitclaim Deed from Marion A. Sowell, a married Person, of record in Book 9363, Page 760, in the Register's Office of Davidson County, Tennessee, dated May 27, 1994 and recorded on June 01, 1994. The said Minnie D. Sowell died on June 07, 2007 (testate), devising subject property to acting Trustee under that certain Trust Agreement dated February 17, 1998, (which Agreement may be amended from time to time prior to my death). See Probate Case No. 07P-1107, Davidson County Probate Court.

Being the same property conveyed to Murry L. Barnes, by

Executors Quitclaim Deed from Derrick Dowell Executor of the Estate of Minnie D. Sowell, of record in Instrument No. 20071219-0145679, in the Register's Office of Davidson County, Tennessee, dated November 18, 2007 and recorded on December 19, 2007.

Being the same property conveyed to Derrick Dowell, by Quitclaim Deed from Murry L. Barnes, of record in Instrument No. 20080923-0096770, in the Register's Office of Davidson County, Tennessee, dated September 08, 2008 and recorded on September 23, 2008. Derrick Dowell is aka Derrick W. Dowell.

Being the same property conveyed to Tondaleya B. Jobe, as joint tenant with right of survivorship, by Quitclaim Deed from Derrick W. Dowell, unmarried, as to one half interest, of record in Instrument No. 20210105-0001686, in the Register's Office of Davidson County, Tennessee, dated December 22, 2020 and recorded on January 05, 2021.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17th day of April, 2024.

Tondeleya B. Jobe (SEAL)
Tondeleya B Jobe

Derrick W. Dowell (SEAL)
Derrick W. Dowell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of April, 2024, before me personally appeared Todeleya B Jobe, Derrick W. Dowell to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2024.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of April, 2024.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

202404260030280

Certificate of Authenticity

I, Joshua A. Terry, 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 4/19/24.

Affiant Signature – Joshua A. Terry

4/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/24/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27