Karen Johnson
Batch # 1142462
06/03/2024 03:24:49 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240603-0041327

THIS INSTRUMENT PREPARED BY:
T. Leigh Hearn-Rushton, Esq.
The Rushton Law Firm, PLLC
109 Kenner Avenue, Suite LL-102, Nashville, TN 37205

Owner Address: Mary L. Fowler, *f.k.a.* "Mary L. Parks", 1805 Guest Drive Nashville, TN 37216

Map Number: 73-D and Parcel Number: 176

Quitclaim Deed

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled ***Mary Louise Fowler v. Archie Lee Fowler, Jr.,*** **Docket No. 23D-918, Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, Archie Lee Fowler, Jr., Grantor, an unmarried man, does hereby quitclaim unto Mary Louise Fowler, *f.k.a.* "Mary L. Parks", Grantee, an unmarried woman, her heirs, successors, and assigns, all of his right, title and interest he may have gained during their marriage to that certain improved tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobby Ezell and wife, Wanda Mabry Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary L. Parks, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 70 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for said County.

SAID lot fronts 80 feet on the northeasterly side of Guest Drive and runs back 197.1 feet on the southeasterly line and 200 feet on the northwesterly line to a dead line in the rear on which it measures 80.1 feet.

Being the same property conveyed to Bobby Ezell and wife, Wanda Mabry Ezell by deed from Paul F. Carden and wife, Anne C. Carden, of record in Book 3811, Page 458, Register's Office for said County.

The express purpose of this conveyance is to remove Grantee, ***Archie Lee Fowler, Jr.***, the former spouse of ***Mary Louise Fowler, f.k.a.*** "Mary L. Parks", from any interest he may have gained in the above-described real property whatsoever therein pursuant to the Marital Dissolution Agreement entered into and filed by the parties on April 9, 2024, under Docket No. 23D-918, Fourth Circuit Court for Davidson County, Tennessee and is part of a division of property between former spouses.

In signing this instrument, the parties acknowledge that a title search was not performed for this property for the preparation of this instrument, that no warranties regarding the property were made or represented by the firm and attorney preparing this instrument, and that the parties jointly and individually agree to and shall hold harmless the firm and attorney preparing this instrument.

IN WITNESS WHEREOF, the Grantor, ***Archie Lee Fowler, Jr.***, executed this instrument this 29 day of April, 2024.

Archie Lee Fowler, Jr.

STATE OF TENNESSEE)

COUNTY OF Montgomery)

DIANDRA MARIE HILMO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

The undersigned authority, a Notary Public in and for said county and state, state the within named ***Archie Lee Fowler, Jr.*** with whom I am personally acquainted or who otherwise satisfactorily proved his identity to me, and who acknowledged that he executed the within instrument for the purposes therein contained.

Executed before me this 29 day of April, 2024.

Notary Public

My commission expires: 1/23-28