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PREPARED FROM INFORMATION FURNISHED BY THE P
NO TITLE SEARCH OR TAX ADVICE PROVIDED

Karen Johnson
Batch # 1159427
07/18/2024 08:18:57 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20240718-0054013

Address of New Owner:
Rowlett Properties, LLC
1105 Shadow Ln.
Mt. Juliet, TN 37122

This Instrument Prepare
MICHAEL W. FERREL
Attorney at Law
1000 Pleasant Grove Place, Suite 200
Mt. Juliet, TN 37122

Send tax bills to:
Same as above

Map/Parcel: See Exhibit "A"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid to Jeffrey A. Rowlett and wife, Patricia Rowlett, Charles Bradley Rowlett and Ronda R. Jernigan by Rowlett Properties, LLC, and for the purpose of carrying out the provisions of an Agreement of even date herewith by and among the residuary beneficiaries named under the Wills of Charles Rowlett and Irene Rowlett and so as to facilitate the equal distribution of real properties inherited by the beneficiaries, the said Jeffrey A. Rowlett (a/k/a Jeff Rowlett or Jeffrey Rowlett) and wife, Patricia Rowlett, Ronda R. Jernigan and Charles Bradley Rowlett (a/k/a Brad Rowlett) do hereby quitclaim and convey unto Rowlett Properties, LLC, all of their right, title and interest in and to the following described properties:

> The descriptions of the various properties herein quitclaimed and conveyed appear in **Exhibit "A"** attached hereto and incorporated herein by reference.

Jeff Rowlett, Executor of the Estates of Charles Rowlett and Irene Rowlett, joins in this deed for the purpose of conveying to Rowlett Properties, LLC, all right, title and interest that the said Estates may have in and to the properties described in Exhibit "A".

WITNESS OUR HANDS on this 8 day of July, 2024.

Jeffrey A. Rowlett

Patricia Rowlett

Charles Bradley Rowlett

Ronda R. Jernigan

Jeff Rowlett, Executor of the Estates of
Charles Rowlett and Irene Rowlett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Jeffrey A. Rowlett, Patricia Rowlett, Charles Bradley Rowlett, Ronda R. Jernigan** and **Jeff Rowlett, Executor of the Estates of Charles Rowlett and Irene Rowlett**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 8th day of July, 2024.

Notary Public

My Commission Expires: 04/22/28

MICHAEL W. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-22-2028

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is -0-.

Cassie Karsten
Affiant

Subscribed and sworn to before me this the 8th day of July, 2024.

Michael W Ferrell
Notary Public

My Commission Expires: 04/22/28



EXHIBIT "A"

PARCEL 1

A tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Wilson County, Tennessee, being Lot No. 1 of the Resubdivision of the Loy-Rowlett-Reding Properties, as of record in Plat Book 18, page 416, Register's Office for Wilson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Charles A. Rowlett and wife, Irene H. Rowlett by deed of record in Book 1014, Page 1304, Register's Office for Wilson County, Tennessee. Further reference is hereby made to the Will of Charles Rowlett of record in Book 2306, Page 2416 and the Will of Irene Rowlett of record in Book 2313, Page 281, Register's Office for Wilson County, Tennessee.

Being improved property known as 290 Burris Road, Mt. Juliet, Tennessee 37122

Map/Parcel: 11/15.05

PARCEL 2

A tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3, on the resubdivision of the Loy-Rowlett-Reding Properties of record in Plat Book 18, Page 416, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul E. Davis and wife, Marjorie J. Davis and Charles A. Rowlett and wife, Irene H. Rowlett, by deed of record in Book 446, Page 894, Register's Office for Wilson County, Tennessee. Further reference is hereby made to the Will of Charles Rowlett of record in Book 2306, Page 2416 and the Will of Irene Rowlett of record in Book 2313, Page 281, Register's Office for Wilson County, Tennessee.

Being unimproved property known as Lot No. 3, Burris Road, Mt. Juliet, Tennessee 37122

Map/Parcel: 11/15.07

PARCEL 3

A tract or parcel of land in Davidson and Wilson Counties, State of Tennessee, described as follows, to wit:

Tract One: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 4 of an unrecorded plan made by R.B. Butler, Surveyor, on July 6, 1959, described as follows:

Beginning at a point in the southern right-of-way of Highway 70N, which point is 395.19 feet from Earheart's northwest corner; thence running S 61° 48'W 91.60 feet to a point; thence running S 1° 52' W 554.56 feet to a point; thence running N 80° 56' E 354.2 feet to a point; thence running N 24° 52' W 597.1 feet to the point of beginning, containing 2.98 acres, more or less.

Included in the description but excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the right-of-way of Highway 70 N.

Tract Two: Land in Wilson and Davidson County, Tennessee, being Lot No. 2 on the plan of Scotts Hollow Commercial, Revised, as of record in Plat Book 19, page 7, Register's Office for Wilson County, Tennessee, and also being Lot No. 2 on the Plan of the Resubdivision of Scotts Hollow, as of record in Book 7900, page 12, Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete description of said property.

Included in the description but excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the right-of-way of High 70N and that tract of land conveyed to Scotts Hollow Commercial Condominiums Association, Inc. of record in Book 948, page 573, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Charles A. Rowlett and wife, Irene H. Rowlett, by deed of record in Book 1063, Page 83, Register's Office for Wilson County, Tennessee. Further reference is hereby made to the Will of Charles Rowlett of record in Book 2306, Page 2416 and the Will of Irene Rowlett of record in Book 2313, Page 281, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Charles A. Rowlett and wife, Irene H. Rowlett, by deed of record in Instrument No. 20040819-0100399, Register's Office for Davidson County, Tennessee. Further reference is hereby made to the Will of Charles Rowlett of record in Instrument No. 20240603-0040982 and the Will of Irene Rowlett of record in Instrument No. 20240614-0044533, Register's Office for Davidson County, Tennessee.

Being unimproved property known as 4900 Lebanon Pike, Old Hickory, Tennessee 37138

Davidson County Map/Parcel: 65-13/8 FB# 4D-007460
Wilson County Map/Parcel: 52/26.02

PARCEL 4

A tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Final Plat Resubdivision of Lot No. 2 Revision One Bank of the South Property of record in Plat Book 25, Page 384, Register's Office for Wilson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Also conveyed herewith is permanent easements for ingress and egress to North Mt. Juliet Road and

Rutland Road, said easements being shown on plat of record in Plat Book 25, Page 71, Register's Office for Wilson County, Tennessee.

Also conveyed herewith is a permanent easement for the construction and maintenance of a sign to be located upon the northeast corner of Grantor's property at Rutland Road.

Being the same property conveyed to Jeffrey Rowlett and wife, Patricia Rowlett, as to a ½ interest and Charles Rowlett and Irene Rowlett, as to a ½ interest, by deed of record in Book 1314, Page 1269, Register's Office for Wilson County, Tennessee. Further reference is hereby made to the Will of Charles Rowlett of record in Book 2306, Page 2416 and the Will of Irene Rowlett of record in Book 2313, Page 281, Register's Office for Wilson County, Tennessee.

Being unimproved property known as 100 NW Rutland Road, Mt. Juliet, Tennessee 37122

Map/Parcel: 077/070.06

BK/PG: 2319/905-910

24138617

6 PGS:AL-QUITCLAIM DEED	
LEANNE BATCH: 561866	
07/12/2024 - 08:45 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, WILSON COUNTY

JACKIE MURPHY

REGISTER OF DEEDS