Karen Johnson Davidson County
Batch# 1169050 DEEDQC
08/14/2024 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0061933

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Martin Lowery Affiant Subscribed and sworn to before me, this 27th day of July, 2024. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Martin Ray Lowery, Trustee 909 Bresslyn Road Nashville, TN 37205	SAME	102-14-35

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Martin Ray Lowery**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Martin Ray Lowery and/or Brooks Townsend Lowery, Trustees of the Martin Ray Lowery Living Trust, established by the Revocable Trust Agreement of Martin Ray Lowery dated July 27, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of July, 2024.

Martin Lowery

Martin Ray Lowery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Ray Lowery, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of July, 2024.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M. Boh

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 287 on the Plan of Brookmeade, Section 8, as of record in Book 2900, page 134, Register's Office for said County.
Said lot No. 287 fronts 172 feet on the southwesterly side of Bresslyn Road and extends back 375.6 feet on the northwesterly line and 342.9 feet on the southeasterly line to a dead line in the rear, measuring 72.0 feet thereon.

Being the same property conveyed to Martin Lowery by deed from Coleta E. Corkran of record in Instrument No. 20011109-0123591 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 10-foot Public Utilities Easement, 50-foot building setback line from Bresslyn Road and conditions of owners certificate, as shown on plan of record in Book 2900, Page 134, and to restrictive covenants contained in an instrument of record in Book 3178, page 62, Register's Office tor Davidson County, Tennessee.

Martin Ray Lowery and Martin Lowery are one and the same person.

This is improved property known as 909 Bresslyn Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 7/27/24.

8/13/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of August, 2024.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

