Karen Johnson Davidson County
Batch# 1180475 DEEDQC
09/11/2024 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240911-0070204

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 11th day of September, 2024. Notary Public My commission expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Trustee, Peggy A. Bowling Revocable Living Trust 5626 Valley View Road Brentwood, TN 37027	5626 Valley View Road Brentwood, TN 37027	171-00-0-073.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CAROLYN SUE ICE, EXECUTOR OF THE ESTATE OF PEGGY A. BOWLING,** deceased (a/k/a Peggy Bowling) (the "Decedent"), who died on July 5, 2024, and whose estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P-1499, for and in

consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated September 29, 2023, which was duly admitted to probate and is of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, hereby remises, releases and forever quitclaims unto **TRACY ANN BOWLING, TRUSTEE OF THE PEGGY A. BOWLING REVOCABLE LIVING TRUST, DATED SEPTEMBER 29, 2023**, all of the right, title and interest of Decedent and Decedent's estate, as administered by the undersigned Executor, in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 5681 Cloverland Drive, Brentwood, Tennessee 37027.

This instrument is given, and the Property is quitclaimed, 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.

CAROLYN SUE ICE, Executor of the Estate of 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, **CAROLYN SUE ICE, EXECUTOR OF THE ESTATE OF PEGGY A. BOWLING,** with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of Sept, 2024.

Notary Public

My Commission Expires: 10-4-2027

WILLIAM J HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

4880-0126-1780, v. 1

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on a plan of lots entitled Bowling-Coleman Subdivision, of record in Plat Book 7900, page 644, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Peggy Bowling (Peggy A. Bowling, Peggy M. Bowling and Peggy Bowling being one and the same person) by Warranty Deed from Martin M. Coleman and wife, Ruth T. Coleman, of record in Instrument No. 20010627-0067919, 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 9, 2024.

Affiant Signature

Date: September 11, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of September, 2024.

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