Karen Johnson Davidson County
Batch# 1180475 DEEDQC
09/11/2024 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240911-0070205

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 Rd. Brentwood, TN 37027	5626 Valley View Rd. Brentwood, TN 37027	171 00 0 103.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CAROLYN SUE ICE, EXECUTOR OF THE ESTATE OF PEGGY A. BOWLING**, deceased (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 5677 Cloverland Drive, Brentwood, TN 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 9 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

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 55 and northerly one-half of Lot No. 56 of Brentwood Gardens as of record in Book 1130, page 16, Register's Office for Davidson County, Tennessee and recorded in Book 3842, page 100, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a point on the westerly margin of Cloverland Drive, said point being the common corner of Lots Nos. 2 and 3; thence northerly along the westerly margin of Cloverland Drive 131.17 feet; thence in an arc in a northwesterly direction 30.25 feet; thence along the southerly margin of Valley View Road 481.67 feet; thence south 00° 37' east 184.5 feet; thence in an easterly direction 499.5 feet to the point of beginning.

Being a portion of the property conveyed to Peggy M. Bowling (Peggy A. Bowling, Peggy M. Bowling and Peggy Bowling being one and the same person) by deed from Hunter Short, as Trustee, of record in Book 6321, page 10, 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.

Andrew J. Bellm
Affiant Signature

Date: September 11, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lynne B. Jervis
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

4867-8834-3251, v. 1