This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1223240 DEEDQC
01/06/2025 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0000858

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed & sworn to before me on 11-6-24

Notary Public - My Commission Expires: 11-8-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
THE FAITHFUL FUTURE TRUST 3588 Hoggett Ford Road Hermitage, Tennessee 37076	THE FAITHFUL FUTURE TRUST 3588 Hoggett Ford Road Hermitage, Tennessee 37076	097 00000 100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Benjamin Bowman and Madison Bowman, husband and wife,** ("Grantor(s)") does hereby quitclaim and convey unto **THE FAITHFUL FUTURE TRUST** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND lying in Davidson County, Tennessee being described as follows:

Beginning at a point on the right of way (ROW) of Hoggett Ford Road Said point being the northeast comer of Parcel 41 on Davidson County tax Map 97 and the northwest comer of herein described parcel; Thence with said ROW N 89° 59' 38" E 440.90 feet to a point; Thence leaving ROWS 00° 29' 38" E 469.83 feet to a point; Thence S 00° 29' 27" E 283.77 feet to a point; Thence S 78° 18' 16" W 473.52 feet to a point; Thence N 01° 06' 00" E 849.68 feet to the point of beginning Containing 362,307.84 Sq. Ft. or 8.32 acres

Being The Same Property Conveyed To Benjamin Bowman, A Single Man, By Warranty Deed From Richard Scott Hessey, A Married Man, Recorded August 2, 2022 In Instrument No. 20220802-0088125, Register's Office For Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **3588 Hoggett Ford Road, Hermitage, Tennessee 37076**

IN WITNESS WHEREOF, Grantor has executed this instrument on 11/6/24

GRANTOR:

Benjamin Bowman

Madison Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Benjamin Bowman** and **Madison Bowman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on 11/6/2024

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/2025

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-6-24

Affiant Signature

11-6-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 11/6/24

Notary Signature

My commission expires: 11/8/28

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON