Karen Johnson
Batch # 1229587
01/23/2025 11 52 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250123-0005330

# QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
**Lydia K. Gregory, Esq.**
**GRIFFIN LAW GROUP, PLLC**
**Totty Professional Building**
**541 N. Mt. Juliet Road, Suite 2201 A2**
**Mt. Juliet, Tennessee 37122**
**lydia.griffinlawgroup@gmail.com**
**931.837.2050**

LYDIA K. GREGORY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 12, 2028
COUNTY OF SMITH

**OATH OF CONSIDERATION**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

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

Tant Dowell II
AFFIANT

**Subscribed and sworn to before me, this 21st day of January, 2025.**

Lydia K. Gregory
**Notary Public or Register**

**My Commission Expires:** 4/12/28

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Tant and Mary Dowell c/o the TANT AND MARY DOWELL REVOCABLE LIVING TRUST | Tant and Mary Dowell c/o the TANT AND MARY DOWELL REVOCABLE LIVING TRUST | 42 |
| 513 Ronnie Road | 513 Ronnie Road | 11 |
| Nashville, Tennessee 37115 | Nashville, Tennessee 37115 | 39.00 |

**This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and GRIFFIN LAW GROUP, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel. The preparer has made no determination as to the status of the title or the correctness of the information contained herein.**

**FOR AND IN CONSIDERATION** of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, **TANT E. DOWELL and wife, MARY A. DOWELL A/K/A TANT EDDIE DOWELL, II and MARY ALICE DOWELL (hereinafter, "Grantors"),** do hereby transfer and convey any and all interest unto **TANT EDDIE DOWELL, II and MARY ALICE DOWELL, CO-TRUSTEES of the TANT AND MARY DOWELL REVOCABLE LIVING TRUST, dated January 21, 2025, (hereinafter, "Grantees"),** all of our right, title and interest in and to the following real estate located in Davidson County, Tennessee and described as follows, to wit:

Being Lot No. 4 on the Map of Section One, Haven Acres, of record in Book 2331, page 89, Register's Office for Davidson County, described as follows:

Beginning at a point in the westerly margin of Ronnie Road at the corner of Lots 3 and 4; thence with the margin of said Road northerly 156 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument to the south margin of Diane Drive; thence westerly with said Drive, 144.20 feet to the corner of Lots 4 and 5; thence with the line between said lots southerly 224.8 feet to the corner of Lots 3, 4, 5, and 6; thence easterly with the line between lots 3 and 4, 250.01 feet to the point of beginning.

Being the same property conveyed to Tant E. Dowell and wife, Mary A. Dowell by Warranty Deed of record as Instrument No. 20030409-0047023, Register's Office for Davidson County, Tennessee. Being also the same property previously conveyed to Gerald D. Kirkpatrick and wife, Mary U. Kirkpatrick by deed of record in Book 4953 at page 242, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 513 Ronnie Road, Nashville, Tennessee 37115.

**This deed was prepared with information furnished by the parties herein. Preparer makes no warranties, express or implied regarding the accuracy of the property description.**

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 21st day of January, 2025.

Tant E Dowell II
**TANT E. DOWELL II**

Mary A Dowell
**MARY A. DOWELL**

**STATE OF TENNESSEE )**
**COUNTY OF WILSON )**

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Tant E. Dowell, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESSED HIS HAND on the 21st day of January, 2025.

Lydia K. Gregory
Notary Public

My Commission Expires: 4/12/28

LYDIA K. GREGORY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 12, 2028
COUNTY OF SMITH

**STATE OF TENNESSEE )**
**COUNTY OF WILSON )**

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Mary A. Dowell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESSED HER HAND on the 21st day of January, 2025.

Lydia K. Gregory
Notary Public

My Commission Expires: 4/12/28

LYDIA K. GREGORY
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***OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.***