Karen Johnson
Batch # 1232962
02/03/2025 12 13 50 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250203-0007969

This instrument was prepared by
Starritt Law
305 Bibb Avenue
Auburn AL 36830

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NUMBER:
Robert E. Kowrach and Katherine S. Kowrach, Trustees, or their successors in interest, of the Kowrach Family Revocable Trust 2521 Stones River Court Nashville, TN 37214	Robert E. Kowrach and Katherine S Kowrach 245 Evergreen Circle Nashville, TN 37214	07316007200

QUITCLAIM DEED

Grantors, Robert E. Kowrach and Katherine S. Kowrach, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantees, Robert E. Kowrach and Katherine S. Kowrach, Trustees, or their successors in interest, of the Kowrach Family Revocable Trust dated January 17, 2025, and any amendments thereto, all of their rights, title, and interest in the property commonly known as 2521 Stones River Court, Nashville, TN 37214 with the following legal description:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Two Rivers Subdivision of record in Plat Book 3600, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This conveyance is made subject to all restrictions, easements and planning documents of record and current year's taxes and subsequent years, a lien not yet due and payable
>
> The address of the herein described property is believed to be 2521 Stones River Court, Nashville 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

REFERENCE is made for prior title, to Quitclaim Deed recorded in Book 20200302 Page 0023178 in the Register's Office of Davidson County. Tennessee.

Grantors and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGES]

Robert E. Kowrach, Grantor

Katherine S. Kowrach, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, Robert E. Kowrach and Katherine S. Kowrach, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 17 day of January, 2025.

JUDITH I COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Judith I. Cook
Notary Public

OATH OF VALUE

We hereby swear and/or affirm that the actual consideration for this transfer is $0 00.

Robert E. Kowrach

Katherine S. Kowrach, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, Robert E. Kowrach and Katherine S. Kowrach, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 17 day of January, 2025.

JUDITH I COOK
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Judith I. Cook
Notary Public