Karen Johnson Davidson County
Batch # 1235367 DEEDQC
02/07/2025 03:15:19 PM 2 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009628

**Record and Return Mail To:**
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

# QUITCLAIM DEED

Address of New Owner:
James Donald Sowder, Trustee
Sowder Living Trust dtd 2/5/2025
4427 Jackson Rd.
Whites Creek, TN 37189

Send Tax Bills To:
Same

Map and Parcel No.
32 – 113 – 10D – 33310

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James D. Sowder, and wife, Mary T. Sowder ("Grantor")** this day quitclaims, conveys and transfers unto **James Donald Sowder and Mary Theresa Sowder, as Co-Trustees of the Sowder Living Trust dtd 2/5/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 1 on the Plan of J. Shockley Subdivision, of record in Plat Book 4885, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to John Gregory Shockley, by deed from Larry L. Roberts, Trustee, filed of record in Book 11048, page 848, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James D. Sowder and wife, Mary T. Sowder, from John Gregory Shockley, unmarried by Deed recorded 8/18/2000, as Instrument No. 200008180081834 in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***4427 Jackson Rd., Whites Creek, TN 37189***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

***This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.***

**IN WITNESS WHEREOF**, the Grantor hereby affixes their signature on this the **5th** day of **FEBRUARY**, **2025**.

James D. Sowder, Grantor

Mary T. Sowder, Grantor

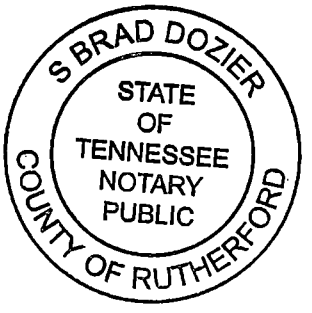
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named James D. Sowder and Mary T. Sowder, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **5th** day of **FEBRUARY**, **2025**.

Notary Public

My Commission Expires: 08/18/2028




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

James Donald Sowder, Co- Trustee/Grantee/Affiant

Mary Theresa Sowder, Co-Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **5th** day of **FEBRUARY**, **2025**.

Notary Public

My Commission Expires: 08/19/2028

