THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 1236347 DEEDQC
02/11/2025 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250211-0010455

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2024.

Notary Public

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Evelyn Joyce Lowery, Trustee 735 Albar Drive Nashville, TN 37221	SAME	142 09 0 A 056.00CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evelyn Joyce Lowery**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Evelyn Joyce Lowery and/or Dana Marcel Lowery, Trustees of the Evelyn Joyce Lowery Living Trust, established by the Revocable Trust Agreement of Evelyn Joyce Lowery dated July 27, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of July, 2024.

Evelyn Joyce Lowery

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 Evelyn Joyce Lowery, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of July, 2024.

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being a part of the Plan of Doral-Country Villa Condominiums, Section 3, as of record in Plat Book 5050, page 48, ROWC, TN, the part hereby described as follows:

BEING Unit No. 47-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section I, as of record in Book 5011, page 395, as amended in Book 5124, page 767, and as made applicable to Section 3, of record in Book 5119, page 749, RODC, TN. The easements, restrictive covenants, and conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominium contained in the Master Deed and By-Laws appended thereto recorded in Book 5011, page 395, as amended in Book 5124, page 767, and Book 5119, page 749, RODC, TN, are incorporated in this deed by reference and made a part thereof the same as if copied verbatim.

BEING the same property conveyed Evelyn Lowery by deed from Billy J. Justice and wife, Betty J. Justic, of record in Instrument No. 20030128-0011576 in the Register's Office for Davidson County, Tennessee.

Evelyn Joyce Lowery and Evelyn Joyce Lowery are one and the same person.

Subject to the following:

1. Master Deed and By-Laws of record in Book 5011, page 395, Book 5124, page 767, Book 5719, page 749, and Book 5124, page 747, RODC, TN.

2. Subject to any and all building and zoning regulations of city, county and state.

This is improved property known as 735 Albar Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 July 27, 2024.

February 10, 2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of February, 2025.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

