Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1255926 DEEDQC
04/03/2025 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025306

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
J. Brady Gowin and Ariana J. Gowin, Co-Trustees Gowin Family Revocable Living Trust 6150 St. Marlo Drive Franklin, TN 37064	New Owner	092 09 4M 002.00

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, **John Brady Gowin and Ariana H. Jokers, as joint tenants with rights of survivorship**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **J. Brady Gowin and Ariana J. Gowin, Co-Trustees, Gowin Family Revocable Living Trust Agreement dated April 2, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain townhome located in Davidson County, Tennessee, being Unit B of Homes at 414 36th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in, Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 414 36th Avenue North, of record in Instrument No. 20160815-0084757, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to **John Brady Gowin and Ariana H. Jokers, as joint tenants with rights of survivorship**, by Quitclaim Deed dated March 7, 2023, from **Randal L. Gowin, Ina R. Gowin, John Brady Gowin and Ariana H. Jokers as tenants in common with rights of survivorship**, recorded in Instrument No. 20230522-0037987, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **414 B 36th Ave. N., Nashville, TN 37209.**

(Legal description from prior deed of record).

John Brady Gowin and **J. Brady Gowin** are one and the same person.

Ariana H. Jokers and **Ariana J. Gowin** are one and the same person.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 2nd day of April 2025.

John Brady Gowin

Ariana H. Jokers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John Brady Gowin**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April 2025.

Notary Public

My Commission Expires: 7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ariana H. Jokers**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April 2025.

Notary Public

My Commission Expires: 7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 2nd day of April 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2027

Certificate of Authenticity

I, **Josh Tillman,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 2, 2025.

Affiant Signature

April 2, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

