This Instrument was prepared by:
Marshall & Associates, PLLC.
10574 Lebanon Road
Mt Juliet, TN 37122

FROM: **G. PHIL HOWARD AND SHARON H. HOWARD, Grantors/Affiants.**

TO: **G. PHIL HOWARD AND SHARON H. HOWARD, as co-Trustees of the HOWARD FAMILY REVOCABLE TRUST, U/A dated March 20, 2025, Grantee.**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
G. Phil Howard 2824 Windemere Drive Nashville, TN 37214	G. Phil Howard 2824 Windemere Drive Nashville, TN 37214	Map 84-8 Parcel 4.00 3DZ-45415

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Karen Johnson Davidson County
Batch # 1263119 DEEDQC
04/22/2025 01 38 56 PM 3 pgs
Fees $17 00 Taxes $0 00
20250422-0030759

The actual consideration for this transfer is $0.00.

Phil Howard
G. PHIL HOWARD, Grantor/Affiant.

Sharon H. Howard
SHARON H. HOWARD, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **G. PHIL HOWARD AND SHARON H. HOWARD**, Grantors/Affiants, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged themselves to be **G. PHIL HOWARD AND SHARON H. HOWARD**, Grantors/Affiants, and whom upon further oath acknowledged that each executed the foregoing instrument for the purposes therein contained by signing his/her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 20th day of March, 2025.

Heather M. Yates
NOTARY PUBLIC
My Commission Expires: 9-7-2026

HEATHER M YATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2026

This Instrument was prepared by:
Marshall & Associates, PLLC
10574 Lebanon Road
Mt. Juliet, TN 37122

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **G. PHIL HOWARD AND SHARON H. HOWARD, as co-Trustees of the HOWARD FAMILY REVOCABLE TRUST, U/A dated March 20, 2025**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **G. PHIL HOWARD AND SHARON H. HOWARD**, Grantors, do hereby quitclaim, transfer, and convey to **G. PHIL HOWARD AND SHARON H. HOWARD, as co-Trustees of the HOWARD FAMILY REVOCABLE TRUST, U/A dated March 20, 2025** all interest, right and ownership each may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of March, 2025.

Phil Howard
G. PHIL HOWARD, Grantor/Affiant.

Sharon H. Howard
SHARON H. HOWARD, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **G. PHIL HOWARD AND SHARON H. HOWARD**, Grantors/Affiants, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged themselves to be **G. PHIL HOWARD AND SHARON H. HOWARD**, Grantors/Affiants, and whom upon further oath acknowledged that each executed the foregoing instrument for the purposes therein contained by signing his/her name.

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HEATHER M YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2026

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Sunny Acres, Section Two of record in Plat Book 2663, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 front 159.58 feet on the northerly side of Windemere Drive and runs back between lines 299.7 feet on the westerly side and 305.7 feet on the easterly side to a line in the rear on which it measures 184.5 feet.

Being the same property conveyed to Jerry M. Wilkes and wife, Linda G. Wilkes by deed from Rosa Diane Johnson (Burns) Aitken and David R. Aitken of record in Book 6111, page 860, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to G. Phil Howard and wife, Sharon H. Howard, by Warranty Deed from Jerry M. Wilkes and wife, Linda G. Wilkes, dated May 5, 1988 and filed May 16, 1988, of record in Deed Book 7544, Page 548-550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 2736, page 124 Register's Office for said County.

This is improved property known as 2824 Windemere Drive, Nashville, Tennessee, 37214.
Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand