Karen Johnson Davidson County
Batch# 1263446 DEEDQC
04/23/2025 12:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250423-0031212

THIS INSTRUMENT PREPARED BY: ANDREW BELLM **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Carolyn Sue Ice Affiant Subscribed and sworn to before me, this 21st day of April, 2025. William J Hensley Notary Public My commission expires: 10-4-27

WILLIAM J HENSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Peggy A. Bowling Revocable Living Trust c/o Tracy Ann Bowling, Trustee 5626 Valley View Road Brentwood, TN 37027	SAME	P/O 093 15 0 281.00

PERSONAL REPRESENTATIVE QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CAROLYN SUE ICE, PERSONAL REPRESENTATIVE OF THE ESTATE OF PEGGY A. BOWLING**, deceased (the "Decedent"), who died on July 5, 2024, and whose estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P-1499, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated

September 29, 2023, which was duly admitted to probate and is of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, hereby remises, releases and forever quitclaims unto **TRACY ANN BOWLING, TRUSTEE OF THE PEGGY A. BOWLING REVOCABLE LIVING TRUST, DATED SEPTEMBER 29, 2023**, all of the right, title and interest of Decedent and Decedent's estate, as administered by the undersigned personal representative, in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 1004 3rd Avenue South, Nashville, TN 37210.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand this 21st day of April, 2025.

Carolyn Sue Ice

CAROLYN SUE ICE, PERSONAL REPRESENTATIVE of the Estate of Peggy A. Bowling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN SUE ICE, PERSONAL REPRESENTATIVE OF THE ESTATE OF PEGGY A. BOWLING,** with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2025.

Notary Public

WILLIAM J HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10-4-27

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being a portion of Lot No. 48, as shown on the map entitled Paul's Elysian Grove Plan of Lots, of record in Plan Book 1, page 134, in the Chancery Court for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the easterly margin of Third Avenue South, formerly College Street, at Frances F. Deeds, formerly Henry Z. Lipscomb's northwest corner, being 5 feet northerly from the northwest corner of Lot No. 47; thence with the easterly margin of said Avenue northerly 37 feet, more or less, to Nannie Dodd's southwest corner; thence with her south line, easterly 138 feet, more or less, to the westerly margin of an alley; thence with said alley, southerly 37 feet, more or less to said Deeds' northeast corner; thence with her northerly line, westerly 138 feet, more or less to the beginning.

Being the same property conveyed to Robert E. Bowling, by deed from Capitol City Bolt & Screw Co., Inc., of record in Book 6321, page 12, dated June 21, 1984, Register's Office for Davidson County, Tennessee. The said Robert E. Bowling died testate on July 26, 2020 and pursuant to the terms of his will of record in Docket No. 20P1473, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

Being the same property conveyed to Carolyn Sue Ice, Personal Representative of the Estate of Peggy A. Bowling by deed from Ralph Sanford, Jr. and Sue Ice, Personal Representatives of the Estate of Robert E. Bowling, of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being the northerly 8 feet of Lot No. 48 and the southerly 28 feet of Lot No. 49, as shown on the map entitled Paul's Elysian Grove Plan of Lots, of record in Plan Book 1, page 134, in the Chancery Court for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of Lots Nos. 48 and 49 front together 36 feet on the easterly side of 3rd Avenue, South, formerly College Street, and run back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to Robert Bowling, by deed from Mamie Moore, of record in Book 6572, page 388, dated May 31, 1985, said Register's Office.

202504230031212

Being the same property conveyed to Robert Bowling by deed from Mamie Moore of record in Book 6572, page 388, dated May 31, 1985, Register's Office for Davidson County, Tennessee. The said Robert Bowling a/k/a Robert E. Bowling died testate on July 26, 2020 and pursuant to the terms of his will of record in Docket No. 20P1473, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

Being the same property conveyed to Carolyn Sue Ice, Personal Representative of the Estate of Peggy A. Bowling by deed from Ralph Sanford, Jr. and Sue Ice, Personal Representatives of the Estate of Robert E. Bowling, of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 April 21, 2025.

Affiant Signature

Date: April 23, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

