QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantors to a revocable living trust created by Grantors for their use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1267289 DEEDQC 05/01/2025 10:06:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250501-0033620

Name and Address of New Owner	Name and Address for Payment of Property Taxes	Map – Parcel Number(s)
Nowlen Family Trust dated April 18, 2002 903 Archer Street Nashville, TN 37203	Same as Owner	105-02-3D-002.00 (Tract One) 105-02-0Q-001.00 (Tract Two) 105-02-1I-001.00 (Tract Three) 105-02-1J-001.00 (Tract Four) 105-02-3D-001.00 (Tract Five)

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **ROBERT D. NOWLEN and TERRI L. NOWLEN, husband and wife** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **ROBERT D. NOWLEN and TERRI L. NOWLEN, as CO-TRUSTEES of the NOWLEN FAMILY TRUST DATED APRIL 18, 2002, as amended on APRIL 30, 2025** (hereinafter "Grantee"), all of our right, title and interest in and to the following described tracts (parcels) of land in Davidson County, Tennessee:

Tract One (Parcel ID # 105-02-3D-002.00):

Land in Davidson County, Tennessee, being Unit B of 901 & 903 Archer Street Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for 1001 & 1003 9th Avenue S. Homes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20170707-0068398 and amended in Instrument Number 20171003-0101173, which hereby amends the name to now be known as 901 & 903 Archer Street Homes, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 901 & 903 Archer Street Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20170707-0068398 and Bylaws appended thereto as Exhibit "B" and amended in Instrument Number 20171003-0101173, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied ' herein.

Being the same property conveyed to Robert Nowlen and Terri Nowlen, husband and wife, by Warranty Deed from Aspen Construction, LLC, a Tennessee limited liability company, dated August 13, 2019 and recorded on August 14, 2019 in Instrument No. 20140814-0080960 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 903 Archer Street, Nashville, TN 37203.

Tract Two (Parcel ID # 105-02-0Q-001.00)

Land in Davidson County, Tennessee, being Unit A as shown on the Plat attached to the Declaration of Covenants and Restrictions of the 900 Southside Place Town homes, a horizontal property regime with

private elements, which is a Planned Unit Development, as shown of record in instrument No. 20160617-00614000, Register's Office for Davidson County Tennessee, to which reference is hereby made for a description of said property.

Being the same property conveyed to Robert Douglas Nowlen and Terri Lynn Nowlen, husband and wife, by Warranty Deed from Matthew R. Cantrell and Tiffany Calabrese, dated November 15, 2019 and recorded on November 18, 2019 in Instrument No. 20191118-0118453 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 900 Southside Place, Nashville, TN 37203.

Tract Three (Parcel ID # 105-02-1I 001.00):

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 908 Southside Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20170120-0006401, First Amendment of record in Instrument No. 20200417-0040350, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Robert Douglas Nowlen and Terri Nowlen, husband and wife, by Warranty Deed from 908 Southside Place, LLC, an Indiana limited liability company, dated July 21, 2003 and recorded on July 24, 2023 in Instrument No. 20230724-0056927 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 908 Southside Place, Nashville, TN 37203.

Tract Four (Parcel ID # 105-02-1J-001.00):

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 916 Southside Homes, a Townhouse Planned Unit Development), as shown on Exhibit "B" of916 Southside Homes, of record in Instrument No. 20170120-0006397, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Nowlen and Terri Nowlen, husband and wife, by Warranty Deed from Odyssey Development, LLC, dated July 3, 2019 and recorded on July 9, 2019 in Instrument No. 20190709-0066691 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 916 Southside Place, Nashville, TN 37203.

Tract Five (Parcel ID # 105-02-3D-001.00):

Land in Davidson County, Tennessee, being Unit A of 901 & 903 Archer Street Homes, a Planned United Development, as shown on Exhibit "C" in the declaration of Covenants, Conditions and Restrictions for 1001 & 1003 9th Avenue S. Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20170707-0068398, and amended in Instrument Number 20171003-0101173, which hereby amends the name to be known as 901 & 903 Archer Street Homes, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal descriptions of said unit. The easements, restrictive covenants, and regulations imposed upon and relating to the unit, property, co-owners, and tenants of 901 & 903 Archer Street Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20170707-0068398 and Bylaws appended thereto as Exhibit "B", and amended in Instrument Number 20171003-0101173, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Bering the same property conveyed to Robert Douglas Nowlen and Terri Lynn Nowlen, husband and wife, by Warranty Deed from Kristen Bartley dated May 15, 2020 and recorded on May 20, 2020 in Instrument No. 20200520-0052367 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1001 9th Avenue South, Nashville, TN 37203.

Robert Nowlen, Robert D. Nowlen, and Robert Douglas Nowlen are one and the same person.
Terri Nowlen, Terri L. Nowlen, and Terri Lynn Nowlen are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 30th day of April, 2025.

Robert D. Nowlen, Grantor

Terri L. Nowlen, Grantor

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert D. Nowlen and Terri L. Nowlen, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily and for the purpose therein contained.

WITNESS MY HAND and seal this 30th day of April, 2025.

Commission Expires: 7/17/27

NOTARY PUBLIC

ERNEST D. BENNETT III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 30th day of April, 2025.

Ernest D. Bennett, III, Affiant — April 30, 2025 — Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 30th day of April, 2025.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON