Karen Johnson Davidson County
Batch# 1269927 DEEDQC
05/07/2025 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250507-0035821

RECORD & RETURN TO:
Ortale Kelley Law Firm (CSG)
330 Commerce Street, Suite 110
Nashville, TN 37201

QUITCLAIM DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00. Karen K. Bowers Affiant Subscribed and sworn to me on May 5, 2025 NOTARY PUBLIC My Commission Expires: 6/30/26

RONNIE GARRETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (CSG)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER.

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
KAREN BOWERS 921 W Eastland Avenue Nashville, TN 37206	NEW OWNER	071-5 Map 214 Parcel

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SUPERIOR HOLDING & DEVELOPMENT INC.., a Tennessee corporation , hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto Karen Bowers, a widowed woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

[Signature Page to Follow]

IN WITNESS WHEREOF, the President of the Association, the Grantor, being authorized so to do, has caused the Grantor's to be affixed hereto on this 5th day of MAY, 2025.

SUPERIOR HOLDING & DEVELOPMENT, INC., a Tennessee corporation

Karen R. Bowers

Name: KAREN BOWERS

Its: President

STATE OF TENNESSEE]
COUNTY OF Davidson]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath a cknow ledged himself/herself to be the President of Superior Holding & Development, Inc., a Tennessee corporation, the within named bargainor, and that he is President of the corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President of Superior Holding & Development, Inc.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of MAY, 2025.

Ronnie Garrett
Notary Public

My Commission Expires: 6/20/26

RONNIE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

Being lot No. 99 on the Plan of F.C. Scruggs Subdivision of Brooklyn Heights as recorded in Book 331, page 140, of the Register's Office for Davidson County, Tennessee. Said Lot 99 fronts 40 of the southerly side of Glade Avenue and extends back southerly between parcel lines 140 feet in an alley. This improved property known as 1831 Glade Street, Nashville, Tennessee.

Being the same property conveyed to Superior Holding & Development, Inc. by Quit Claim Deed from Milton Bowers Sr. recorded January 26, 2007, instrument number 20070126-0011118, Register of Deeds' Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, the undersigned Affiant, 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 May 7, 2025.

Affiant Signature

Date: May 7, 2025

State of Tennessee, County of Davidson

Sworn to and subscribed before me this 7th day of May, 2025.

Notary Signature

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 3-25-29