Karen Johnson Davidson County
Batch # 1269939 DEEDQC
05/07/2025 01:41:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035834

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Jacqueline Birdsong 3986 Ewing Valley Road Nashville, TN 37207	Jacqueline Birdsong 3986 Ewing Valley Road Nashville, TN 37207	050-07-0D-032.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Ten and 0/100 Dollars ($10.00).

Affiant

SUBSCRIBED AND SWORN TO before me on this 1 day of ~~April~~ May, 2025.

Notary Public

TRACY BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires:_____

For and in consideration of the sum of Ten and 0/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, DWIGHT ROWE, an individual ("Grantor"), does hereby quitclaim unto JACQUELINE BIRDSONG, an individual ("Grantee"), her heirs, successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known 3986 Ewing Valley Road, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 23 day of April, 2025.

Dwight Rowe

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ DeSoto

Personally appeared before me, Nicole Baynham, a Notary Public of said County and State, **Dwight Rowe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Southaven Mississippi ~~Tennessee,~~ this 23rd day of April, 2025.

Notary Public

My Commission Expires: March 3, 2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115498 NICOLE BAYNHAM Commission Expires March 3, 2028 DESOTO COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 32, as shown on the map entitled Section 10B, Village by the Creek, of record as Instrument No. 20240308-0016345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACQUELINE BIRDSONG by deed from HABITAT FOR HUMANITY OF GREATER NASHVILLE, of record as Instrument No. 20250505-0034954, dated May 1, 2025, said Register's Office.