Karen Johnson Davidson County
Batch# 1274106 DEEDQC
05/16/2025 11:07:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250516-0038719

**THIS INSTRUMENT PREPARED BY:**
ANDREW BELLM
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Tracy Ann Bowling
Affiant

Subscribed and sworn to before me, this 12th day of May, 2025.

Notary Public

My commission expires: 10-4-2027

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Bowling Family Properties, LLC<br>5626 Valley View Road<br>Brentwood, TN 37027 | SAME | P/O 093 15 0 281.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **TRACY ANN BOWLING, TRUSTEE OF THE PEGGY A. BOWLING REVOCABLE LIVING TRUST, DATED SEPTEMBER 29, 2023** (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby

acknowledged, hereby releases, remises, quitclaims, and gives unto **BOWLING FAMILY PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee") all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

*{Signature page to follow}*

**WITNESS** our hands effective this 12th day of May, 2025.

**GRANTOR:**

Tracy Ann Bowling

Tracy Ann Bowling, Trustee of the Peggy A. Bowling Revocable Living Trust, dated September 29, 2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

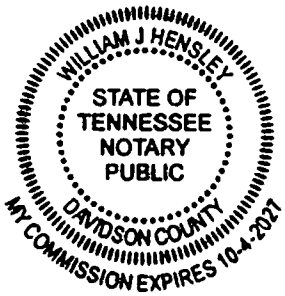
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRACY ANN BOWLING, TRUSTEE OF THE PEGGY A. BOWLING REVOCABLE LIVING TRUST, DATED SEPTEMBER 29, 2023**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 12th day of May, 2025.

William J Hensley

Notary Public

My Commission Expires: 10-4-2027




4900-4730-1419, v. 1

**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. 20250423-0031211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy Ann Bowling, Trustee of the Peggy A. Bowling Revocable Living Trust, dated September 29, 2023, by deed from Carolyn Sue Ice, Personal Representative of the Estate of Peggy A. Bowling of record as Instrument No. 20250423-0031212, 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, 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. 20250423-0031211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy Ann Bowling, Trustee of the Peggy A. Bowling Revocable Living Trust, dated September 29, 2023 by deed from Carolyn Sue Ice, Personal Representative of the Estate of Peggy A. Bowling of record as Instrument No. 20250423-0031212, 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 May 12, 2025.

Affiant Signature

Date: May 16, 2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 16th day of May, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

