Karen Johnson
Batch # 1274440
05/19/2025 10 39 33 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250519-0039135

THIS INSTRUMENT PREPARED BY
SMITH-WRIGHT LAW, PLLC
122 North Church Street
Murfreesboro, TN 37130

ASHLEY CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-18-2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value for this transaction is $0 00

James A. Sowell
Affiant

Sworn to and subscribed before me this 15th day of May, 2025

Ashley Castle
NOTARY PUBLIC
My Commission expires 2-18-29

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jimbob Revocable Trust
James A. Sowell, Trustee
120.00
7402 Bermuda Drive
Christiana, TN 37037

SEND TAX BILLS TO:
Same

MAP PARCEL NOS.
105-04, Parcel 121.00
105-04; Parcel

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration paid and delivered, I, James A. Sowell, (hereinafter called the "Grantor"), have bargained and sold and do hereby convey, release and forever quitclaim unto the Trustee of the Jimbob Revocable Trust, (hereinafter called "Grantee"), its heirs, successors and assigns all of my rights, title and interests in and to certain property located and situated in Davidson County, Tennessee ("Property"), more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lots #22 and 23 in John Trimble's Homestead Addition to the city of Nashville, Tennessee, described as follows

BEGINNING on the North side of Tennessee Street, at a point 37 ½ feet east of the Southwest corner of said Lot #22, being Felix Tippitt's southeast corner, and running thence eastwardly along the margin of Tennessee Street 37 ½ feet to a point; thence

northwardly, 136 feet, more or less to an alley; thence westwardly with the south margin of said alley 34 ½ feet to said Tippitt's Northeast corner, thence southwardly with the east line, 137 feet. More or less, to the beginning A Plan of said addition is of record in Book 57, page 53, of the Register's Office for Davidson County, Tennessee

TRACT 2:

LAND in Davidson County, Tennessee, being the easterly 25 feet of Lot No 23 and the westerly 12 ½ feet of Lot No. 24 on the Plan of John Trimble's Homestead Addition, of record in Book 57, page 53,, Register's Office for Davidson County, Tennessee

SAID parts of Lot Nos. 23 and 24 front together 37 ½ feet on the northerly side of Shepherd Street and run back 131 feet, more or less, on the easterly and 135 feet, more or less, on the westerly line to an alley measuring 37 ½ feet thereon.

BEING the same property conveyed to James Hubert Sowell, Sr. by Affidavit of Heirship recorded in Book 10581, page 229, and Quitclaim Deed from John Norman Sowell, a married person, and Minnie L. Sowell, a widow, recorded in Book 10581, page 231, both in the Register's Office for Davidson County, Tennessee. James Hubert Sowell and James Hubert Sowell, Sr being one and the same person. AND BEING the same property conveyed to James A. Sowell, an unmarried person, by Warranty Deed from James Hubert Sowell, Sr., recorded in Book 10581, Page 234, in the Register's Office for Davidson, County Tennessee

This is improved property known as 30 and 32 Shepard Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 15 day of May, 2025.

James A. Sowell

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2025, before me personally appeared James A. Sowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledge that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 15th day of May, 2025.

Ashley Castle
Notary Public

My Commission expires: 2-18-29

