Karen Johnson
Batch # 1274440
05/19/2025 10 39 33 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250519-0039136

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

Affiant

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

NOTARY PUBLIC
My Commission expires 2-18-29

QUITCLAIM DEED

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

SEND TAX BILLS TO:
Same

MAP PARCEL NOS.
105-04, Parcel 132

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:

Land in Davidson County, Tennessee, being the southerly part of Lot No 27 on the Plan of Trimble's Addition, as of record in Book 57, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 27 fronts 30 feet on the easterly side of First Avenue South, formerly Maple Street, and runs back between lines 122 5 feet on the southerly line and 127 feet, more or less on the northerly line, to an alley in the rear, measuring 25 feet, thereon

Being the same property conveyed to Howard Blackman by deed from Lillie Scruggs, of record in Book 2104, page 1, Register's Office for Davidson County, Tennessee, the said

Howard Blackman (a/k/a Howard Johnson Blackman) having since died and devised said property to Francis B Polk by will, of record in Will Book 166, page 239, Probate Clerk's Office for Davidson County, Tennessee, the said Francis B Polk having since quitclaimed said property to Bolton Polk and wife, Francis B Polk, of record in Book 8169, page 437, said Register's Office AND being the same property conveyed to James A. Sowell from Bolton Polk and wife, Francis B Polk, from Warranty Deed of record as Instrument 20010129-0008253.

This property known as 1236 First Avenue South, 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.

My Commission expires: 2-18-29

Notary Public

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