Karen Johnson
Batch # 1274440
05/19/2025 10 39 33 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250519-0039137

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
7402 Bermuda Drive
Christiana, TN 37037

SEND TAX BILLS TO:
Same

MAP PARCEL NOS.
105-04-156

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 Alonzo 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 a certain tract or parcel of land ("Property") described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being the northerly one-half (1/2) of Lot No. 39 and the southerly one-half (1/2) of Lot No 40 on the Plan of Trimble's Addition, as of record in Book 57, page 53, of the Register's Office for said county, and more particularly described as follows

Said parts of Lot Nos. 39 and 40 adjoin and front together 50 feet on the easterly side of Thomas Street and run back between parallel lines 120 feet to an alley.

Being the same property conveyed to John N Sowell and wife, Mattie L Sowell, by Deed from Stanley M Chernau, Trustee of record in Book 4544, Page 538, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James

Alonzo Sowell, an unmarried person, by Deed from John N Sowell and wife, Mattie L Sowell, dated August 5, 1994, of record in Book 9433, Page 395, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee

This property is known as 1258 Thomas Street, Nashville, Tennessee

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 Alonzo Sowell

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2025, before me personally appeared James Alonzo 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