Karen Johnson
Batch # 1274440
05/19/2025 10 39 33 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250519-0039138

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.
081-07-0-147 00

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 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·

Land in Davidson County, Tennessee, being the same property described in and conveyed in the deed of record in Book 3371, page 497, Register's Office for said County, and being further described as follows

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot Nos 1 and 2 on the Map of Holt's Subdivision of Lot Nos 8 and 11 in Owen's Buena Vista Plan, the original of which is of record in Book 15, Pages 10 and 11, Register's Office for said County

Beginning at a point in the westerly margin of 9th Avenue North 252.5 feet, more or less, south of the southwest intersection of said avenue and Cass Street; thence westwardly

parallel to the line between Lot Nos 1 and 2, 129 feet, more or less to an alley, thence with the margin of the same southwardly 50 feet, to the westerly margin of 9th Avenue North; thence with the margin of the same northwardly 50 feet to the point of beginning

Being the same property conveyed to Saint Francisville, LLC by Trustee's Deed from Robert M Wilson, Jr, Substitute Trustee, of record in Instrument No 20021009-0123147, Register's Office for Davidson County, Tennessee Saint Francisville, LLC being the same entity as St. Francisville, LLC. And being the same property conveyed to James Sowell by Special Warranty Deed from St Francisville, LLC, of record in Instrument 20021111-0139188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as 2013 9th Avenue North, Nashville, Tennessee 37208.

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 Sowell

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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