Karen Johnson
Batch # 1274440
05/19/2025 10 39 33 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250519-0039139

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

Mattie L. 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:
Pancho Revocable Trust
Mattie Sowell, Trustee
6304 Shelbyville Highway
Christiana, TN 37037

SEND TAX BILLS TO:
Same

MAP PARCEL NOS.
Map 105-3
Parcel 310

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, Mattie L. Sowell, (hereinafter called the "Grantor"), having owned the below described Property with my husband, John N. Sowell, as tenants by the entirety, and John N. Sowell having predeceased me as evidenced by his death certificate attached hereto, and therefore being the sole owner, have bargained and sold and do hereby convey, release and forever quitclaim unto the Trustee of the Pancho 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 Lot No 3 on the Plan of the Resubdivision of Lot Nos. 23, 24, and 25 of D. F. Wilkin's Property, as of record in Book 3106, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No 3 fronts 63 1 feet on the westerly side of First Avenue South, and runs back between parallel lines 183 5 feet to an alley

Being the same property conveyed to John N Sowell by deed from Lula A Watley, of record in Book 4140, page 417, Register's Office for Davidson County, Tennessee, and being the same property conveyed to and from a third party on February 27, 1998, specifically for the purpose of creating a tenancy by the entirety between John N. Sowell and wife, Mattie L. Sowell, of record in Book 10814, Page 68.

This property is known as 1243 First Avenue South, Nashville, TN 37208

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property; and to the zoning regulations 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 15th day of May, 2025.

Mattie L. Sowell

Mattie L. Sowell

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2025, before me personally appeared Mattie L. 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 she executed the same as her 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

Ashley Castle

Notary Public

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