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

Davidson County
DEEDQC
2 pgs

20250519-0039140

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 81-10
Parcel 326

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 the northerly 40 feet of the southerly 80 feet of the easterly 150 feet of Lot No 20 on the Plan of the Subdivision of the Georgia Industrial Realty Company's North Nashville Property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee

Said part of Lot No. 20 fronts 40 feet on the westerly side of 24th Avenue, North, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mattie L Sowell by deed from Lille Mai Johnson, of record in Book 9415, page 580, Register's Office for Davidson County, Tennessee, and being the same property conveyed to and from a third party on October 16, 1997, specifically for the purpose of creating a tenancy by the entirety between Mattie L. Sowell and husband John N Sowell, recorded in Book 10647, Page 793

This property is known as 1625 24th Avenue North, 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.

Ashley Castle

My Commission expires: 2-18-29 Notary Public

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