Karen Johnson Davidson County
Batch# 1276398 DEEDQC
05/22/2025 01:10:30 PM 5 pgs
Fees: $28.00 Taxes: $6,105.00
20250522-0040457

THIS INSTRUMENT PREPARED BY:
ANDREW BELLM
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2025.

Notary Public

My commission expires: 10-04-2027

WILLIAM J HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bowling Family Properties, LLC 5626 Valley View Road Brentwood, TN 37027	SAME	171 00 0 103.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **TRACY ANN BOWLING, TRUSTEE OF THE PEGGY A. BOWLING REVOCABLE LIVING TRUST, DATED SEPTEMBER 29, 2023** (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby

acknowledged, hereby releases, remises, quitclaims, and gives unto **BOWLING FAMILY PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee") all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

The Property is improved property generally known as 5677 Cloverland Drive, Brentwood, TN 37027.

This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS our hands effective this 12th day of May, 2025.

GRANTOR:

Tracy Ann Bowling

Tracy Ann Bowling, Trustee of the Peggy A. Bowling Revocable Living Trust, dated September 29, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRACY ANN BOWLING, TRUSTEE OF THE PEGGY A. BOWLING REVOCABLE LIVING TRUST, DATED SEPTEMBER 29, 2023**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of May, 2025.

Notary Public

My Commission Expires: 10-04-2027

WILLIAM J HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

4921-4956-3184, v. 1

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 55 and northerly one-half of Lot No. 56 of Brentwood Gardens as of record in Book 1130, page 16, Register's Office for Davidson County, Tennessee and recorded in Book 3842, page 100, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a point on the westerly margin of Cloverland Drive, said point being the common corner of Lots Nos. 2 and 3; thence northerly along the westerly margin of Cloverland Drive 131.17 feet; thence in an arc in a northwesterly direction 30.25 feet; thence along the southerly margin of Valley View Road 481.67 feet; thence south 00° 37' east 184.5 feet; thence in an easterly direction 499.5 feet to the point of beginning.

Being the same property conveyed to Tracy Ann Bowling, Trustee of the Peggy A. Bowling Revocable Living Trust, dated September 29, 2023, by deed from Carolyn Sue Ice, Executor of the Estate of Peggy A. Bowling of record as Instrument No. 0240911-0070205, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellar do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 12, 2025.

Affiant Signature

Date: May 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

