QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Eric A. Howard Margaret W. Howard

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE 2025.

Notary Public
My Commission Expires: Aug 19. 2028

CHARLES R. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD AFFIX SEAL

Karen Johnson Davidson County
Batch# 1283941 DEEDQC
06/13/2025 06:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0045747

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Fiery Gizzard Living Trust	(NAME) Same	MAP 120-05
(ADDRESS) 420 Southwood Drive	(ADDRESS) Same	PARCEL 086.00
(CITY) (STATE) (ZIP) Nashville, TN 37217	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Eric A. Howard and Margaret W. Howard, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Eric A. Howard and Margaret W. Howard, Trustees, or their successors in interest of the Fiery Gizzard Living Trust dated June 4, 2025, and any amendments thereto, their entire right, title, and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 99 on the Plan of Section Two, Glencliff Estates, of record in Plat Book 1130, Page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric A. Howard and wife, Margaret W. Howard from the Estate of Kathryne H. Parker by **Warranty Deed** dated November 30th, 1999, and recorded December 6th, 1999, of record in Instrument #199912060300120, in the Register's Office for Davidson County, Tennessee.

---------- [Space Below This Line For Recording Data] ----------

This improved property is known as 420 Southwood Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 4th day of June 2025.

GRANTOR:

Eric A. Howard

GRANTOR:

Margaret W. Howard

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Eric A. Howard and Margaret W. Howard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 4th day of June 2025.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD CHARLES R. FRAZIER

NOTARY PUBLIC

My commission expires: Aug 19, 2028

---------- [Space Below This Line For Recording Data] ----------

Certificate of Authenticity

I, Denali Northup, do hereby make an 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 June 4, 2025.

Denali Northup, Paralegal
Dated: June 10, 2025

STATE OF TENNESSEE)
) **ss.**
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 10th day of June 2025.

Notary Public

CHARLES R. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 08/19/2028