THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
DERA DOWELL REVOCABLE LIVING TRUST
1629 ARTHUR AVE
NASHVILLE, TN 37208

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Dera Dowell Revocable Living Trust 1629 Arthur Ave Nashville, TN 37208	Same as Grantee	Parcel #: 081 12 0 088.00

This Quitclaim Deed (the "Deed") is made effective this 21 day of July, 2025 (the "Effective Date") between Dera R. Dowell, an unmarried woman (the "Grantors"), and **the Dera Dowell Revocable Living Trust dated July 21, 2025, and any amendment thereto, Dera Dowell, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

1633 Arthur Avenue:
Land in Davidson County, Tennessee being the southerly 35 feet of Lot No. 373 on the plan of McGavock's Town North Nashville, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said property fronts 35 feet on the southwesterly margin of Arthur Avenue, formerly Wetmore Avenue, and extends back between parallel lines, 150 feet to the easterly margin of 11th Avenue North, formerly Fillmore Avenue.

1629 Arthur Avenue:
Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 371 on the Map of McGavock and Wetmore's First Addition, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for said County.

Said part of said lot fronts 25 feet on the westerly side of Wetmore or Arthur Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property in which a life estate was conveyed to Herbert Dowell, Jr. and Dera Rena Dowell and a remainder interest was conveyed to Dera Denise Davis, by quitclaim deed from Dera Rena Dowell, formerly known as Dera Davis of record in Book 9551, Page 390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dera R. Dowell, an unmarried woman by quitclaim deed in **Deed Book 00010237, at Page 0000226,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1629 Arthur Ave, Nashville, TN 37208.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00010237, at Page 0000226.**

Witness my hand this 21 day of July, 2025.

Dera R. Dowell
Grantor Signature - Dera R. Dowell

Karen Johnson Davidson County
Batch # 1300095 **DEEDQC**
07/21/2025 11:17:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20250721-0057231

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Dera R. Dowell, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 21 day of July, 2025.

Notary Public: _____

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

_____
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 21 day of July, 2025. :

Notary Public: _____

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY