Karen Johnson Davidson County
Batch# 1304360 DEEDQC
08/01/2025 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0061009

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

NICOLE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-5-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration is $0.00

Affiant: Laura Dye

Subscribed and sworn before me, this the 31st day of July, 2025.

Notary Public:
My Commission Expires: 01/05/26

ADDRESS OF NEW OWNER:
Patrick A. Bowler
Lisa Bowler
1105 Gartland Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
083-09-0-044.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Connie C. Wallace**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Patrick A. Bowler and Lisa Bowler, husband and wife**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

LAND in Davidson County, Tennessee, being the easterly 8 feet of Lot No. 13 and the westerly 45 feet of Lot No. 14 on the plan of Bellview, being Judge B.D. Bell's Addition to Eastland, as shown on plat of record in Book 332, page 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID parts of Lots No. 13 and 14 adjoin and front together 53 feet on the northerly side of Gartland Avenue and run back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Lisa Bowler, married, a 50% undivided interest and Connie C. Wallace and James Wallace, a 50% undivided interest with the right of survivorship between Connie C. Wallace and James Wallace as to their 50% interest, by Warranty Deed from Deborah G. Harvey, unmarried, dated March 21, 2002, of record in Instrument No. 20020411-0044935, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Patrick A. Bowler and Lisa Bowler, husband and wife, as to a 50% interest and James Wallace and Connie C. Wallace, husband and wife, as to 50% interest, all as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed from Lisa Bowler, a married woman, as to all her undivided interest and joined by her spouse, Patrick A. Bowler and James Wallace and Connie C. Wallace, husband and wife, as to all their undivided interest, dated April 16, 2007, of record in Instrument No. 20070425-0048987, Register's Office for Davidson County, Tennessee. The said James Wallace died June 9, 2022.

This property is commonly known as: 1105 Gartland Avenue, Nashville, TN 37206.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Said property is commercial property having never been the Grantor's primary residence.

IN WITNESS WHEREOF, this document was executed this 29th day of July, 2025.

Connie C. Wallace

Connie C. Wallace

STATE OF TENNESSEE
COUNTY OF SUMNER

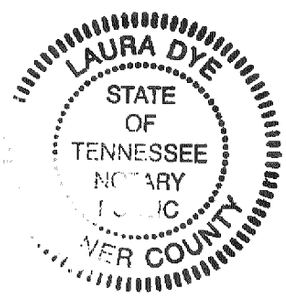
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Connie C. Wallace,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 29th day of July, 2025.

Laura Dye

NOTARY PUBLIC

My Commission Expires: 4.22.29





Certificate of Authenticity

I, Lisa Sorrells, 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 July 29, 2025.

Date

Lisa K Sorrells

Affiant Signature

August 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 20 25.

Frankie Clark

Notary's Signature

My Commission Expires: March 6, 2029

Date

Notary's Seal (if on paper)

FRANKIE CLARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 06, 2029
COUNTY OF DAVIDSON