Karen Johnson Davidson County
Batch# 1314902 DEEDQC
08/26/2025 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250826-0068351

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Jean R. Bowden, Trustee Jean R. Bowden Revocable Trust 401 West Tyne Drive Nashville, TN 37205	Same	130-05-0-139.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, JEAN R. BOWDEN (the "Grantor"), hereby quitclaims and conveys to JEAN R. BOWDEN, as Trustee of the JEAN R. BOWDEN REVOCABLE TRUST, dated August 26, 2025, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of Grantor's right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 1, on the Map of the Highlands of Belle Meade, as of record in Book 547, Page 180, Register's Office for said County, described as follows:

Beginning at the intersection of Nichol Lane, formerly Midland Drive and Lochin Lane, also known as West Tyne Drive; thence along the westerly margin of Lochin Lane, in a southeasterly direction 296 feet to a point at the common corner of Lots Nos. 7 and 8; thence southwesterly along the line between Lots No. 7 and 8, 158 feet to the common corner of Lots 7, 8 and 9; thence westerly 160 feet to a point in the easterly margin of Nichol Lane; thence northerly along the easterly margin of said Lane, 293 feet 9 inches to the point of beginning.

Being the same property conveyed Lee C. Bowden, Jr. and spouse, Jean R. Bowden, from Susan B. Mathews, by Warranty Deed dated June 19, 1996, of record in Book 10092, Pages 934-936, and recorded on June 20, 1996, Register's Office for Davidson County, Tennessee; Lee C. Bowden, Jr. having died on December 3, 2021.

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

The above description is the same as in the prior deed.

This is improved property known as 401 West Tyne Drive, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 26 day of August, 2025.

Jean R Bowden
JEAN R. BOWDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JEAN R. BOWDEN, with whom I am personally acquainted (or proved to me 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, as of this 26 day of August, 2025.

Sharon S. Meyer
Notary Public
My Commission Expires: 01-24-2028

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Jean R Bowden
Affiant

Subscribed and sworn to before me, this 26 day of August, 2025.

Sharon S. Meyer
Notary Public
My Commission Expires: 01-24-2028

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

47052476.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 26, 2025 (date of document).

Affiant Signature

08/26/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

