Karen Johnson Davidson County
Batch# 1316896 DEEDQC
09/02/2025 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250902-0069883

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Adam J. Berk, *Affiant*

NOTARY PUBLIC
My Commission Expires: May 3, 2027

STEPHANIE L WHITTIMORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2027

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dianna Howard, Trustee Howard Family Irrevocable Trust 3221 Holland Lane Nashville, TN 37218	SAME	08008012900

FOR NO MONETARY CONSIDERATION, I, **Joe D. Howard**, by these presents do hereby quitclaim and convey unto **Dianna Howard, Trustee of the Howard Family Irrevocable Trust, dated August 26, 2025**, all my right, title and interest in and to the following described tract of land in Davidson County:

Being Lot No. 349 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 349 fronts 55 feet on the southwesterly side of Holland Land and extends back 125.76 feet on the northwesterly line and 138.72 feet on the southeasterly line, to a line in the rear on which it measures 56.7 feet.

Being the same property conveyed to Joe D. Howard by Warranty Deed from Josephine Ann Fitzgerald, devisee under the will of James Jerry Fitzgerald,

deceased, and Larry Fitzgerald and Ronald Fitzgerald and Alison Lynn Kiger, heirs at law of Ruth Frances Fitzgerald, deceased, of record via Instrument No. 20100412-0027611, Register's Office for Davidson County, Tennessee.

This improved property known as 3221 Holland Lane, Nashville, TN 37218.

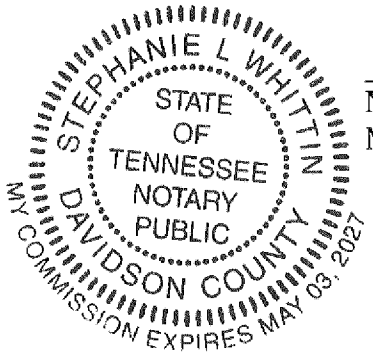
Witness my hand this 26th day of August, 2025.

Joe D. Howard, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe D. Howard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of August, 2025.



NOTARY PUBLIC
My Commission Expires: May 3, 2027

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 26th day of August, 2025.

Adam J. Berk, *Affiant*

August 26, 2025
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

[SEAL]

NOTARY PUBLIC
My Commission Expires: May 3, 2027