This Instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068
615-818-6988

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James Hibbett Rowlett Jr.	(NAME) Same as new owner	Map & Parcel 164-00-0-288.00
(STREET ADDRESS) 3510 Hamilton Church Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Antioch TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Mabel McIntosh, a/k/a Mabel Rowlett McIntosh,** does hereby quitclaim and convey unto **James Hibbett Rowlett Jr., William Henry Rowlett III, and Viki R. Jordan, each with an undivided one-third (1/3rd) interest, as tenants in common,** their successors and assigns, all of her right, title and interest, if any, in and to the following described tract of land:

See attached Exhibit "A" for Legal Description.

Being the same property conveyed to James L. McIntosh and wife, Mabel McIntosh, by deed of record in Instrument #2003218-0180590, Register's Office, Davidson County, Tennessee. The said James L. McIntosh having died on February 20, 2015.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $-0-.

Subscribed and sworn to before me this the 5th day of September, 2025.

James Hibbett Rowlett Jr.
Affiant

Notary Public

My commission expires 4/27/26
(Affix Seal)

C. DIANE ROSIER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1318978 DEEDQC
09/05/2025 01 38.46 PM 3 pgs
Fees $17 00 Taxes $0 00
20250905-0071100

Witness my hand this 5th day of September, 2025.

James Hibbett Rowlett Jr. as Attorney-In-Fact for Mabel Rowlett McIntosh

James Hibbett Rowlett, Jr., as Attorney-In- Fact for Mabel Rowlett McIntosh

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Hibbett Rowlett Jr., as Attorney-In-Fact for Mabel Rowlett McIntosh,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact for Mabel Rowlett McIntosh on her behalf, and as her free act and will.

Witness my hand and official seal at Franklin Tennessee, this 5th day of September, 2025.

C. DIANE CROSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____, Notary Public
My Commission Expires: 4/27/26

Exhibit "A"

Land Description
Tax Map 150, A Portion Of Parcel 135
4-16-02

TRACT 1-A

Land in the 2nd Civil District of Davidson County, Tennessee, according to a survey by MEC, inc. dated 4-16-02 and being more particularly described as follows:

Beginning in the northerly margin of Hamilton Church Road at the southwest corner of the herein described tract;

Thence, along the easterly line of the Pigg Grave Yard, North 15°22'13" East a distance of 81.68 feet to a new iron rod;

Thence, North 13°17'24" East a distance of 164.23 feet to a new iron rod;

Thence, along Sarah Lee Parkers easterly lines as recorded in Bk. 7683, Pg. 585 R.O.D.C., Tn., North 09°03'20" East a distance of 248.82 feet to an old iron rod;

Thence, North 08°06'04" East a distance of 419.92 feet to a new iron spike;

Thence, along the lines of Tract 1, South 75°02'50" East a distance of 217.19 feet to a new iron rod;

Thence, South 07°09'02" West a distance of 420.81 feet to an old iron rod;

Thence, along the westerly line of Tract 2, South 07°09'02" West a distance of 564.92 feet to a new iron rod;

Thence, along the northerly margin of Hamilton Church Road, North 61°17'52" West a distance of 279.18 feet to the Point of Beginning and containing 5.00 acres or 217,800 square feet.