Karen Johnson Davidson County
Batch# 1325900 DEEDQC
09/23/2025 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0076014

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 23, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES MAY 27, 2028

New Owner Address:
Howerton Family Trust
405 Arlington Place
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
156 02 0 089.00

QUITCLAIM DEED

Richard A. Howerton and wife, Linda T. Howerton (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Howerton Family Trust**, dated July 13, 2022 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 23, 2025**.

Richard A. Howerton

Linda T. Howerton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Richard A. Howerton and Linda T. Howerton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 23, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Section III, Harpeth Valley Park, as of record in Book 4175, Page 15, Register's Office as amended by instrument of record in Book 4256, Page 127, said Register's Office.

Being the same property conveyed to Richard A. Howerton and wife, Linda T. Howerton, and Irene Howerton as joint tenants with right of survivorship, from Winifred M. Smith, unmarried, by deed of record in Book 10496, Page 601, Register's Office for Davidson County, Tennessee. Irene Howerton having subsequently died on December 31, 2024, and Richard A. Howerton and Linda T. Howerton having become the remaining joint owners through rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 778 Myhr Drive, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., 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 September 23, 2025.

Affiant Signature

9/23/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 23, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028