Karen Johnson Davidson County
Batch# 1343752 DEEDQC
11/12/2025 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251112-0090155

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(C)(vi)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 2025.

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:
Rowan Revocable Trust
445 Oldenburg Road
Nolensville, TN 37135

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
see attached

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **JAMES PHILLIP ROWAN and LISA MARIE KING**, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Rowan Revocable Trust**, under agreement dated November 12, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

SEE ATTACHED EXHIBIT A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 12 day of November, 2025.

JAMES PHILLIP ROWAN

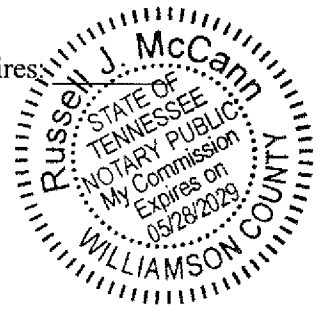
LISA MARIE KING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES ROWAN and LISA KING, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of November, 2025.

My Commission Expires:



Notary Public

EXHIBIT A

Parcel 1: Being Tax Map-Parcel: 188-10-0A-307.00

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Phase 7, Section 1A, Carothers Crossing of record in Plat at Instrument No. 20200910-0103215, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JAMES ROWAN and wife, LISA KING by Warranty Deed from Zachary Canterbury and Hannah Canterbury, of record as Instrument No. 20220114-0005803, Register's Office for Davidson County, Tennessee.

This is improved property known as 1738 Park Terrace Lane, Nolensville, Tennessee 37135.

Parcel 2: Being Tax Map-Parcel: 187-01-0B-073.00-000

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Phase 3A, District 2, Burkitt Ridge SP Subdivision, as shown on plat of record as Instrument No. 20201204-0141075, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JAMES ROWAN and wife, LISA KING by Warranty Deed from Offerpad SPE, Borrower A, LLC, of record as Instrument No. 20220224-0020869, Register's Office for Davidson County, Tennessee.

This is improved property known as 236 Ben Hill Drive, Nolensville, Tennessee 37135.

Parcel 3: Being Tax Map-Parcel: 105-16-0-268.00

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Corrine Place Resubdivision, of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES ROWAN, a married man by Warranty Deed from SANDRA TUCKER, a married woman, of record as Instrument No. 20190424-0037508, Register's Office for Davidson County, Tennessee.

This is improved property known as 2208 Dunn Ave Nashville, TN 37211..

Certificate of Authenticity

I, Russell J McCraw, 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

11-12-25.
Date

Affiant Signature

11-12-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of November, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)