*This Instrument Prepared By and Return To:*

Return to: Prepared by:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TN

COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Tanya Jones
AFFIANT

Subscribed and sworn to before me, this 27 day of Oct, 2025.

NOTARY PUBLIC
My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1346423 DEEDQC
11/14/2025 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0091051

# *QUITCLAIM DEED*

**NEW OWNER:**
Kimberly A. Nowlan
226 Myhr Green
Nashville, TN 37221

**SEND TAX BILLS TO:**
Same as new owner

**MAP/PARCEL**
142-07-0C-039.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Kerry G. Nowlan and Kimberly A. Nowlan, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Kimberly A. Nowlan, an unmarried woman, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit NO. 39 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-1123, herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Kerry G. Nowlan and Kimberly A. Nowlan by Quitclaim Deed dated May 7, 2021 from Kerry G. Nowlan, Executor, recorded May 14, 2021, in Instrument Number 20210514-0065465, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 226 Myhr Green, Nashville, TN 37221

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 27th day of October, 2025.

Kerry G. Nowlan

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 28th day of October, 2025.

Kimberly A. Nowlan

STATE OF Floriaa
COUNTY OF Pinellas

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Kerry G. Nowlan to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 27th day of October, 2025.

KASEY GLINES
Notary Public - State of Florida
Commission # HH 669125
My Comm. Expires Apr 24, 2029
Bonded through National Notary Assn.

NOTARY
My Commission Expires: April 24, 2029

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Kimberly A. Nowlan to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 28th day of October, 2025.

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY
My Commission Expires: 1-22-2029

**Tennessee Certification of Electronic Document**

I, Tonya Thomas, 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 10-27-25 (date of document).

Tonya Thomas
Affiant Signature

11-14-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 14 day of Oct., 2025.

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26