NEW OWNER:
AJA C. NOWLIN, et al
1855 Neely's Bend Road
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: 25-1574 (bjt)

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson
Batch # 1351813
12/01/2025 11 05 34 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251201-0094960

Map & Parcel No.: 06300030900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **SHARON NOWLIN and JOAN GILTNER,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **AJA C. NOWLIN, as to a one-fifth (1/5th) undivided interest, SHARON NOWLIN, and JOAN GILTNER, as to a four-fifths (4/5th) undivided interest, as tenants in common with right of survivorship,** their heirs, successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 2, Plan of Brahaney Subdivision, of record in Instrument No. 20201215-0147950, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to SHARON NOWLIN and JOAN GILTNER, as tenants in common with rights of survivorship, by Warranty Deed from Ryan Stephens, dated September 29, 2023, and of record in Instrument No. 20231002-0076901, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Ryan Stephens, by Warranty Deed from James K. Brahaney, unmarried man, dated January 15, 2021, and of record in Instrument No. 20210115-0007225, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **1855 NEELYS BEND ROAD, MADISON, TN 37115.**

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 26th day of November, 2025.

SHARON NOWLIN

JOAN GILTNER

STATE OF TENNESSEE

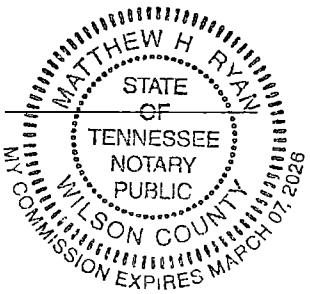
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHARON NOWLIN and JOAN GILTNER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2025.

NOTARY PUBLIC

My commission expires:



****

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

MATTHEW H RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026