Karen Johnson Davidson County
Batch# 1353042 DEEDQC
12/03/2025 09:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251203-0095722

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Nathene D. Bowling 820 Reischa Court Nashville, TN 37211	New Owner	133-08-0-085.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NATHENE D. BOWLING**, a single woman ("Grantor"), does hereby quitclaim and convey unto **CHANDAR ANTONIA REED**, a single woman and **JUAN MARSALLAS MARK, JR.**, a single man, as tenants in common (collectively, "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

EXPRESSLY RESERVING a life estate in the Property for the benefit of Nathene D. Bowling. Nathene D. Bowling shall have full ownership, possession and use of the Property, as well as the rents, revenues and profits generated by the Property during the term of Nathene D. Bowling's natural life. Upon the expiration of Nathene D. Bowliing's natural life, the ownership, possession, use, rents, revenues and profits of the Property shall revert to Grantee.

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 830 Reischa Court, Nashville, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal descriptions. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 17th day of November, 2025.

GRANTOR:

Nathene D. Bowling

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Nathene D. Bowling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 17th day of November, 2025.

Notary Public

My Commission Expires: July 3, 2028

SONYA RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2028

NSH 3290525.1

Exhibit A

[Legal Description]

Being Lot No. 80 on the Plan of Addition to Greenwood Hills, Section 3, as of record in Plat Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nathene D. Bowling, by deed, of record in Book 5998, Page 510, Register's Office for Davidson County, Tennessee.

This is improved property known as 820 Reischa Court, Nashville, Tennessee 37211.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 2nd day of ~~October~~ December, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 November 17, 2025 (date of document).

Affiant Signature

11/25/2025
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25TH day of NOVEMBER, 2025.

Notary's Signature

My Commission Expires: 5/3/2027.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2027