Karen Johnson Davidson County
Batch# 1360181 DEEDQC
12/19/2025 11:54:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20251219-0100963

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Covenant Family Properties, LLC **210 Madison Station Blvd,** **Madison, TN 37115**	**Covenant Family Properties, LLC** **210 Madison Station Blvd,** **Madison, TN 37115**	**04216005900** **04216023400** **04216005700**

THIS INSTRUMENT, made and entered into this 17 day of December 2025, by and between **BRIAN ANDREW HOWALD AND CAROL ANN HOWALD, TRUSTEES OF THE HOWALD FAMILY TRUST dated December 7, 2020, and any amendments thereto** *("Grantors")*, and **Covenant Family Properties, LLC, a Tennessee Limited Liability Company** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned, Grantors, convey and quitclaim all of their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcels of described real estate, in Davidson County, State of Tennessee, to wit:

PARCEL I:

TRACT ONE: **208 Douglas Street, Madison, TN 37115, now known as 208 Madison Station Boulevard, Madison, TN 37115**

Land in Davidson County, Tennessee, and being described as Lot No. 50 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County, and also being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated October 13, 1983, and known as Job No. 83-288 as follows:

Beginning at an iron pin in the westerly margin of Douglas Street, said iron pin being the northeast corner of the property being described and also being in common corner with Lot No. 51 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County; thence South 11 deg. 52' 53" West 100.00 feet with said westerly margin of Douglas Street to an iron pin, said iron pin being the northeast corner of the re-subdivision of Lot 49 of the Douglas-Levine Subdivision of record in Book 4060, page 193, Register's Office for said County; thence North 77 deg. 54' 54" West 269.58 feet with the northerly line of said re-subdivision of Lot 49 to an iron pin in the easterly margin of a Louisville and Nashville Railroad Company right-of-way; thence North 17 deg. 12' 32" East 101.40 feet with said easterly margin of L & N Railroad to an iron pin, another common corner with the aforementioned Lot 51; thence with the southerly line of said Lot 51 South 77 deg. 41' 44" East 260.7 feet to the point of beginning.

Being the same property conveyed to BRIAN ANDREW HOWALD AND CAROL ANN HOWALD TRUSTEES OF THE HOWALD FAMILY TRUST, dated December 7, 2020, and any amendments thereto, from Brian A. Howald, Sr., and Carol A. Howald, husband and wife, by Quitclaim Deed dated February 11, 2021, and recorded February 25, 2021, of record in Instrument Number 20210225-0023613, Register's Office for Davidson County, Tennessee.

TRACT TWO: **214 Douglas Street, Madison, TN 37115, now known as 214 Madison Station Boulevard, Madison, TN 37115**

Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to a survey by Donald R. Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

Beginning at a PK nail on the northern line of Lot "A" of the Re-Subdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, said point being North 77 deg. 54' 54" West, 44.50 feet from the northeast corner of Lot "A"; thence leaving northern line of Lot "A", South 12 deg. 05' 06" West, 10.00 feet to a PK Nail; thence paralleling the northern line of Lot "A", North 77 deg. 54' 54" West, 225.98 feet to an iron pin in the eastern margin of the L&N/SCL Railroad System; thence with the margin of Railroad System, North 17 deg. 12' 40" East, 10.04 feet to an iron pin; thence leaving Railroad System margin, South 77 deg. 54' 54" East, 225.08 feet to the point of beginning.

Being the same property conveyed to BRIAN ANDREW HOWALD AND CAROL ANN HOWALD TRUSTEES OF THE HOWALD FAMILY TRUST, dated December 7, 2020, and any amendments thereto, from Brian A. Howald, Sr., and Carol A. Howald, husband and wife, by Quitclaim Deed dated February 11, 2021, and recorded February 25, 2021, of record in Instrument Number 20210225-0023613, Register's Office for Davidson County, Tennessee.

PARCEL II: 216 Douglas Street, Madison, TN 37115, now known as 216 Madison Station Boulevard, Madison, TN 37115

Land in Davidson County, Tennessee, and being Lot No "A" of the Resubdivision of Lot No. 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated October 3, 1983, and known as Job No. 83-288, as follows:

Beginning at an iron pin in the westerly margin of Douglas Street, said margin being 40' from the center of said street, said point of beginning being the southeast corner of this tract and also being the northeast corner of Lot "B" of the Resubdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Douglas Street and with the northerly line of said Lot "B", N 78 deg. 07' 07" W 274.32 feet to a set iron pin in the easterly margin of the Louisville and Nashville Railroad; thence leaving said Lot "B" and with the margin of said Railroad, N 17 deg. 12' 40" E 51.18 feet to a set iron pin; thence leaving the margin of said Railroad, S 77 deg. 54' 51" E 269.58 feet to a set iron pin in the westerly margin of Douglas Street; thence with said margin of Douglas Street, S 11 deg. 52' 53" W 50.00 feet to the point of beginning, containing 0.31 acres (13,729 square feet), more or less.

INCLUDED BUT EXPRESSLY EXCLUDED from the above legal description, as follows: Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to survey by Donald R. Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

Beginning at a PK nail on the northern line of Lot "A" of the Re-subdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, said point being North 77 deg. 54' 54" West, 44.50 feet from the northeast corner of Lot "A"; thence leaving northern line of Lot "A", South 12 deg. 05' 06" West, 10.00 feet to a PK Nail; thence paralleling the northern line of Lot "A", North 77 deg. 54' 54" West, 225.98 feet to an iron pin in the eastern margin of the L&N/ SCL Railroad System; thence with the margin of Railroad System, North 17 deg. 12' 40" East, 10.04 feet to an iron pin; thence leaving Railroad System margin, South 77 deg. 54' 54" East, 225.08 feet to the point of beginning.

Being the same property conveyed to BRIAN ANDREW HOWALD AND CAROL ANN HOWALD TRUSTEES OF THE HOWALD FAMILY TRUST, dated December 7, 2020, and any amendments thereto, from Brian A. Howald, Sr., and Carol A. Howald, husband and wife, by Quitclaim Deed dated February 11, 2021, and recorded February 25, 2021, of record in Instrument Number 20210225-0023613, Register's Office for Davidson County, Tennessee.

These are improved properties known as **208 Madison Station Boulevard, Madison, Tennessee 37115, 214 Madison Station Boulevard, Madison, Tennessee 37115, and 216 Madison Station Boulevard, Madison, Tennessee 37115.**

And now, Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey *all of* their property interest into **Covenant Family Properties, LLC, a Tennessee Limited Liability Company.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **BRIAN ANDREW HOWALD AND CAROL ANN HOWALD, TRUSTEES OF THE HOWALD FAMILY TRUST,** have hereunto set their hands on this the 17 day of December 2025.

(Signature Page to Follow).

Brian Andrew Howald, Trustee of the Howald Family Trust, *Grantor*

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Brian Andrew Howald,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 16th day of December 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

Carol Ann Howald, Trustee of the Howald Family Trust, *Grantor*

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Carol Ann Howald,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 16th day of December 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant: **BRIAN HOWALD, JR., Member of Covenant Family Properties, LLC, *Grantee***

Subscribed and sworn to before me this 17 day of December 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant: **NATALIE HOWALD, Member of Covenant Family Properties, LLC, *Grantee***

Subscribed and sworn to before me this 17 day of December 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 12/17/2025 (date of document).

Affiant Signature

12/17/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

