Karen Johnson Davidson County
Batch # 1371484 DEEDQC
01/21/2026 11:19:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260121-0005000

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

DEBORAH ANN BOWDEN, AFFIANT

Subscribed and sworn to before me, this 21 day of January 2026.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DEBORAH A. BOWDEN, TRUSTEE 907 Bradford Avenue Nashville, Tennessee 37204	New Owner	Map and Parcel No.: 105-13-0-333.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Deborah Ann Bowden**, ("Grantor") do hereby quitclaim, transfer and convey unto **Deborah A. Bowden, Trustee of the Deborah A. Bowden Revocable Trust, dated December 18, 2025**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 907 Bradford Avenue, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Waldkirch Subdivision, as of record in Book 421, page 90, Register's Office for said County.

SAID Lot No. 41 fronts 50 feet on the southerly side of Bradford (formerly Caroline) Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Deborah Ann Bowden from Georgia Maie Bowden by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20021001-0119294.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14 day of January 2026.

Deborah A Bowden

Deborah Ann Bowden, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Deborah A. Bowden**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of January 2026.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027