Karen Johnson Davidson County
Batch# 1415821 DEEDQC
05/05/2026 02:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260505-0040568

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Claire Hooper Drowota Affiant Subscribed and sworn to before me, this 22nd day of April, 2026. Alice M. Boh Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Claire Hooper Drowota, Trustee 407 Sunnyside Drive Nashville, TN 37205	SAME	116 11 0 026.00 11813009400

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Claire Hooper Drowota**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Claire Hooper Drowota, Trustee of the Claire Hooper Drowota Living Trust, established by the Revocable Trust Agreement of Claire Hooper Drowota dated April 22, 2026,** as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 22nd day of April, 2026.

Claire Hooper Drowota

Claire Hooper Drowota

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claire Hooper Drowota, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of April, 2026.

ALICE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2029

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Tax Map/Parcel 116 11 0 026.00

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th Civil District of Davidson County; Tennessee, being Lot Number 14 of Block "D" on the Plan of Honeywood Subdivision of the Malone property, not of record.

Said lot number 14 fronts 200 feet on the westerly side of Sunnyside Drive and runs back between parallel lines parallel with and 600 feet south of the southerly margin of Malone Avenue, 225 feet to the easterly line of lot number 7.

Being the same property conveyed to Frank F. Drowota III and wife, Claire Hooper Drowota by deed from Sarah Stewart Hooper Mathews, formerly Sarah Stewart Hooper, of record in Book 4628, Page 569, Register's Office for Davidson County, Tennessee.

Frank F. Drowota III died on April 15, 2018.

This is improved property known as 407 Sunnyside Drive, Nashville, TN 37205.

Tax Map/Parcel 11813009400

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 14 on the Map of Section Two, Leawell, as of record in Book 2083, Page 56, Register's Office for Davidson County, to which map reference is hereby made for a more complete description.

Being the same property conveyed to Claire Drowota, unmarried, by deed from Heather Hargis, an unmarried woman, of record in Instrument No. 20211216-0166382, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3613 Doge Court, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 April 22, 2026.

05/05/2026
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

