Karen Johnson Davidson County
Batch# 1419475 DEEDQC
05/12/2026 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260512-0042829

PREPARED BY:

Cameron G. Waltman, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 12, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Rowan Family Trust
5006 Cambron Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
017 00 0 352.00

QUITCLAIM DEED

William H. Rowan, III. and Julianne Rowan, husband and wife ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Rowan Family Trust**, dated May 12, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 12, 2026**.

William H. Rowan, III.

Julianne Rowan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William H. Rowan, III. and Julianne Rowan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 12, 2026.

Notary Public

My Commission Expires: _____

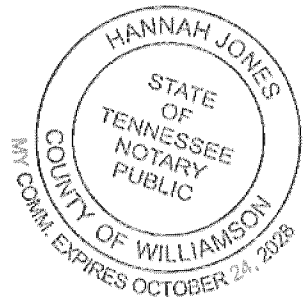


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 1, as shown on the map entitled Final Plat, Billy Bales Lots, of record in Plat Book 11190, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to William H. Rowan, III and Julianne Rowan, husband and wife, from Mickey O Meguiar and Linda A Meguiar, husband and wife, by deed of record in Instrument No. 20230414-0027482, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1414 Union Hill Road, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 May 12, 2026.

Affiant Signature

5/12/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 12, 2026.

Hannah Jones
Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028