Karen Johnson Davidson County
Batch # 1424020 DEEDQC
05/21/2026 03:10:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260521-0046629

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LB-FS-26-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 20 26.

Notary Public

MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Velvet L. Sowell Living Trust	**Same as New Owner**	
(NAME)	(NAME)	**082-16-0-225.00**
P.O. Box 60522		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VELVET LATREASE SOWELL, AS TO ONE HUNDRED PERCENT (100%) OF HER ONE HALF (1/2) UNDIVIDED INTEREST, AS A HEIR OF SHARON ANN (SOWELL) ENNIS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VELVET L. SOWELL LIVING TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Williams' addition to Edgefield, now East Nashville, of record in Plan Book 21, Page 45, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southeasterly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley on the rear.

Being the same property conveyed to Robert A. Sowell et ux Sharon E. Sowell by Warranty Deed from Ted C. Mooney and George Gianikas of record in Book 5026, Page 811, Register's Office for Davidson County, Tennessee, dated May 3, 1976 and recorded on May 19, 1976 and Final Decree recorded in Book 6774, Page 403 .

Being the same property conveyed to Sharon Ann (Sowell) Ennis by Quitclaim Deed from Robert Aubrey Sowell of record in Book 7776, Page 91, Register's Office for Davidson County, Tennessee, dated December 2, 1988 and recorded on February 21, 1989.

The said Sharon Ann (Sowell) Ennis (a/k/a Sharon Ann Ennis, Sharon Ann Ennis and Sharon Ann Sowell) having died on or about December 01, 2023, and upon her death, title to the property vested in her children and heirs at law, Velvet Latrese Sowell and Mario Sowell, each taking an one half (½) interest to the property, pursuant to Affidavits of Heirship of record in Instrument Nos. 20260521-0046627 and 20260521-0046628, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **604 Fatherland St., Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 19 day of May, 2026

Velvet L. Sowell
Velvet Latrease Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19 day of May, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212