THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Addison Dowdy LLC
323 E. Old Hickory Blvd, #1561
Madison, TN 37115

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Addison Dowdy LLC 323 E. Old Hickory Blvd, #1561 Madison, TN 37115	Same as Grantee	Parcel #: 149 09 0 007.00

This Quitclaim Deed (the "Deed") is made effective this 21 day of May, 2026 (the "Effective Date") between Adrienne D. Caldwell, a single woman (the "Grantors"), and **Addison Dowdy, LLC**, a Tennessee limited liability company (the "Grantee").

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hazelwood, Section 7, as of record in Book 3842, page 152, Register's Office for said County.

Said Lot No. 69 being described as follows: Beginning at a point on the easterly side of Dowdy Drive, the common corner of Lots 68 and 69; thence along the margin of said Drive, southwardly 65.37 feet to a monument marking the beginning of a curve; thence around said curve southeastwardly 39.26 feet to a monument on the northerly side of Richards Road; thence along the margin of said Road, eastwardly 95.43 feet to a monument; thence northwardly 100.89 feet to the common rear corner of Lot Nos. 68 and 69; thence on the line between said two lots, 121.25 feet westwardly to the point of beginning.

Being the same property conveyed to Herman Paul Tomlin, Jr. and wife, Marjorie R. Tomlin, by Deed from John Gordon Ruth and wife, Sandra K. Ruth, dated August 22, 1972 and recorded in Book 4631, page 35, Register's Office of Davidson County, Tennessee. Marjorie R. Tomlin died December 28, 2011 leaving Herman Paul Tomlin, Jr. as the surviving tenant by the entirety. Herman Paul Tomlin, Jr. died intestate January 15, 2021, leaving Rick P. Tomlin and Dale E. Tomlin as his only heirs.

Subject to Restrictive Covenants of record in Book 4177, page 805; any and all matters of record and as shown in on plat of record in Book 3842, page 152; all of the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Adrienne D. Caldwell, a single woman, and Bert W. Taylor Jr., a single man, as tenants in common with expressed rights of survivorship by warranty deed from Rick P. Tomlin and Dale E. Tomlin in **Deed Book 20210903, at Page 0118647**, Register's Office for Davidson County, Tennessee.

Attached hereto is a certified copy of the Certificate of Death for Bert W. Taylor Jr., deceased, as issued by the Tennessee Department of Health, evidence that said tenant in common departed this life on the 20th day of March, 2026. Said death terminated the interest of Mr. Taylor in the aforementioned Property, leaving the full interest therein to the surviving tenant with right of survivorship, Adrienne D. Caldwell.

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

This property is known as **4692 Dowdy Dr, Antioch, TN 37013.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20210903, at Page 0118647.**

Witness my hand this 21 day of May, 2026.

Adrienne Caldwell - Grantor

Karen Johnson Davidson County
Batch# 1424173 DEEDQC
05/22/2026 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260522-0046832

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, **Adrienne D. Caldwell**, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 21 day of May, 2026.

Notary Public: Lamar Moore

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 21 day of May, 2026.

Notary Public: Lamar Moore

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2026 018536

1. Decedent's Legal Name			2. Sex	3. Date of Death
BERT WILSON TAYLOR JR			MALE	03/20/2026
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
14:06	82	08/03/1943	NASHVILLE, TN	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
ALIVE HOSPICE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
WIDOWED		MACHINIST	CXS RAILROAD	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
-3974	TENNESSEE	DAVIDSON	ANTIOCH	
13d. Street and Number	**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**	
4656 DOWDY DR	YES	37013	YES	
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**		
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO	BLACK OR AFRICAN AMERICAN		
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
BERT WILSON TAYLOR JR		CHRISTINE MILLER		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
SHARONDA A. WALLER	DAUGHTER	807 BEAZER LN, ANTIOCH, TN 37013		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	MIDDLE TN STATE VETERANS CEMETERY	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ OCTAVIA L. BROOKS	3858	▶ /e/ HERMAN BRYANT TAYLOR	20087	
23a. Name and Address of Funeral Home			**23b. License Number**	
NEW GENERATION FUNERAL HOME, 2930 MURFREESBORO PIKE, ANTIOCH, TN 37013-2226			1217	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		03/27/2026		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ LAURA THARPE	048448	03/26/2026

27d. Name and Address: LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. EXTENSIVE STAGE SMALL CELL LUNG CANCER	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	N/A

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Date Issued: Mar-27-2026

Edward G. Bishop III
State Registrar

John R. Dunn, DVM, PhD, EMBA-SL
Commissioner

0 1 8 0 0 2 3 3 2

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202605220046832

Certificate of Authenticity

I, Lamar Moore, 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 5/21/26.

Date

Affiant Signature

5/21/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 21 day of May, 2026.

Taylor Moore
Notary's Signature

My Commission Expires: 8/31/27
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY