Karen Johnson Davidson County
Batch # 1427907 DEEDQC
06/04/2026 10:58:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260604-0050480

FROM:	TO:
Derrick W. Dowell	D B J Family Trust

Quitclaim Deed

Name & Address of Property Owner:	Send Tax Bills To:	Map-Parcel Numbers:
D B J Family Trust, Derrick W. Dowell, Trustee 1713 D. B. Todd Blvd. Nashville TN 37208	D B J Family Trust, Derrick W. Dowell, Trustee 1713 D. B. Todd Blvd. Nashville TN 37208	Map & Parcel: 081-11-0 Parcel ID: 091.00, 092.00, 093.00

This Instrument Was Prepared By:

Renard A. Hirsch, Sr.
Attorney At law
1405 Bellavista Blvd.
Nashville, TN 37207

Telephone 615-337-6859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0- Dollars.

Derrick W. Dowell
Affiant

GARRISON D. WARREN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Subscribed and sworn to before me on this 3rd day of June 2026.

Garrison D. Warren
Notary Public
My commission expires: 11/8/2028

KNOW ALL MEN BY THESE PRESENTS that for in consideration good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I/We, **Derrick W. Dowell**, hereby convey, remise, release and quitclaim unto, **D B J Family Trust,** its successors and assigns, the following described tract or parcel of land, in Nashville, Davidson County, Tennessee, to wit:

Being land in Davidson County, Tennessee and more particularly described as follows:

Parcel 091.00:

Land in Davidson County, Tennessee, being parts of lots No. 253 and 254, and the southerly one-half of a 16-foot alley immediately north of said property on the map of Harding's Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County, described together as follows:

Beginning on the westerly margin of 18th Avenue, North at the northeast corner of the property conveyed to W. D. Hawkins, Jr. by deed from Aaron L. Allen and wife, of record in book 1912, page 564, said Register's Office; thence with Hawkins' northerly line, westerly 150 feet; thence northerly 58 feet to the center of a 16-foot alley, now closed; thence with the center of said alley, easterly 150 feet to the westerly margin of 18th Avenue, North; thence with said Avenue, southerly 58 feet to the beginning.

Parcel 092.00:

Land in Davidson County, Tennessee, being parts of lots Nos. 253 and 254, on the map of Harding's Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County, described together as follows:

Beginning at the northwest corner of Osage Street and 18th Avenue North; thence with the westerly margin of 18th Avenue North, northwardly 100 feet; thence westwardly 85 feet; thence southwardly and parallel with the westerly margin of said 18th Avenue, North 100 feet to the northerly margin of Osage Street thence with the easterly 85 feet to the beginning, the said depth is more or less.

Parcel 093.00:

Beginning at a point ninety (90) feet more or less from the Northwest corner of Osage Street and Eighteenth Avenue, North; North, northwardly One Hundred (100) feet; thence westwardly Sixty (60) feet more or less; thence southwardly and parallel with the western margin of Eighteenth Avenue, North, One Hundred (100) feet to the northwardly margin of Osage Street; thence with the same, eastwardly Sixty (60) Feet more or less to the beginning.

Being the same property conveyed to Derrick W. Dowell, by deed of record as instrument # 20020614-0072468, Register's Office Davidson County, Tennessee.

Said property is known as 1713 D. B. Todd Blvd, Nashville TN 37208.

WITNESS my hands this 3rd day of June, 2026.

By: _____
Derrick W. Dowell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me the undersigned notary public in and for said County and State the within named **Derrick W. Dowell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 3rd day of June, 2026.

_____
NOTARY PUBLIC

My commission expires: 11 / 8 / 2028

GARRISON D. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY