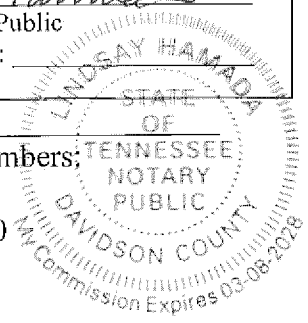
Karen Johnson Davidson County
Batch# 1450584 DEEDQC
07/22/2026 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260722-0066496

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: |




| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Mark David Rowan and<br>Jeanne Ann Harnishfeger Rowan,<br>Trustees<br>4317 Glen Eden Drive<br>Nashville, Tennessee 37205 | SAME | 116 15 0 071.00 |

## 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, **Mark David Rowan and wife, Jeanne Ann Harnishfeger Rowan**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Mark David Rowan and Jeanne Ann Harnishfeger Rowan, Trustees of the Mark & Jeanne Rowan Living Trust, established by the Revocable Trust Agreement of Mark David Rowan and Jeanne Ann Harnishfeger Rowan dated July 14, 2026,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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** our hands this 14th day of July, 2026.

**Mark David Rowan**

**Jeanne Ann Harnishfeger Rowan**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark David Rowan and Jeanne Ann Harnishfeger Rowan, the bargainors, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2026.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

Notary Public

## EXHIBIT A

## Legal Description

Land in Davidson County, Tennessee, being the east 75 feet of Lot No. 2 and the west 75 feet of Lot No. 3 Block 8 on the Map of John Calhoun's Resubdivision of a part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

Said parts of the said lots adjoin and front together 150 feet on the southerly side of Glen Eden Drive and run back northerly between parallel lines, 176 feet 4 inches to a dead line.

Being the same property conveyed to Mark David Rowan and Jeanne Ann Harnishfeger Rowan, husband and wife, by deed from A. Key Foster, III and wife, Walton Foster, of record as Instrument No. 20120514-0041418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the current year.

2. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer ofrecord in Book 5787, page 204, and Book 6134, page 850, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of License of record in Book 9464, page 994, Register's Office for Davidson County, Tennessee.

This is improved property known as 4317 Glen Eden Drive, Nashville, Tennessee 37205.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 14, 2026.

07/22/2026
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

