Karen Johnson Davidson County
Batch# 1452729 DEEDQC
07/30/2026 11:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260730-0070258

THIS INSTRUMENT PREPARED BY: **PHILLIP P. WELTY** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2026. Notary Public My commission expires: 8/1/2026

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Alicia Anne Jayo 315 Lauderdale Road Nashville, TN 37205	SAME	103-12-0-100.00

QUITCLAIM DEED

WHEREAS by Warranty Deed of record as Instrument No. 20210525-0070724, Register's Office for Davidson County, Tennessee, the subject property was conveyed to Jeffery Bradford Bowiin and Alicia Anne Jayo, husband and wife; and

WHEREAS, Jeffery Bradford Bowlin and Alicia Anne Jayo were in fact not husband and wife, and have never been husband and wife; and

WHEREAS, the said parties have agreed that Jeffery Bradford Bowlin shall quitclaim his interest in the subject property to Alicia Anne Jayo, who shall agree to pay the mortgage

indebtedness encumbering the property as hereinafter set forth and to indemnify Jeffery Bradford Bowlin from all liability, loss and damages from her nonpayment of such indebtedness; and

NOW THEREFORE, KNOW ALL PERSONS by these presents that **JEFFERY BRADFORD BOWLIN**, unmarried ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **ALICIA ANNE JAYO**, unmarried ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Easterly part of Lot No. 8, Block "G" on the Plan of Cherokee Park of record in Plat Book 547, page(s) 169 and 170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 9 and part of Lot No. 8 front together 95 feet on the Northerly margin of Lauderdale Road and extends back 171 feet, more or less, on the Westerly line and 169.5 feet on the Easterly line to a dead line in the rear, measuring 62-9/13ths feet thereon.
>
> Being the same property conveyed to Jeffery Bradford Bowlin and Alicia Anne Jayo by deed from James Madison Love, II, married, of record as Instrument No. 20210525-0070724, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as in the previous deed of record.
>
> This is improved property known as 315 Lauderdale Road, Nashville, TN 37205.

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

For her part, the said Alicia Anne Jayo agrees to timely pay the mortgage indebtedness secured by the Deed of Trust of record as Instrument No. 20210525-0070725, Register's Office for Davidson County, Tennessee, and to indemnify the said Jeffery Bradford Bowlin from all liability, loss and damages arising out of any nonpayment of such indebtedness.

{Signature pages to follow}

WITNESS my hand this 30th day of March, 2026.

GRANTOR:

Jeffery Bradford Bowlin

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFERY BRADFORD BOWLIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day March, 2026.

Notary Public

My Commission Expires: Mar 8 2028

CHRISTY A PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WITNESS my hand this 1st day of April, 2026.

GRANTEE:

Alicia Anne Jayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICIA ANNE JAYO**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day April, 2026.

Notary Public

My Commission Expires: July 6, 2026

PHILLIP P. WELTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2026

True Copy Certification

I, Phillip P. Welty, 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 April 1, 2026.

Affiant Signature

Date: July 30, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2026

Notary's Signature

My Commission Expires: 8/1/2026

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2026

730597.1/2013587

202607300070258