Karen Johnson Davidson County
Batch# 1469705 DEEDQC
09/08/2026 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260908-0082908

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

James A. Fowler, Affiant

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

Notary Public
My Commission Expires: May 12, 2027

MEREDITH POOLE-HUMPHREYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
James A. Fowler Renae J. Fowler 2320 Warfield Lane Nashville, TN 37215	Same	117-13-0-102.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **James A. Fowler,** the "**Grantor**", does hereby convey and quitclaim unto **James A. Fowler and Renae J. Fowler, husband and wife,** the "**Grantees**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 3rd day of September 2026.

James A. Fowler

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Meredith Poole-Humphreys, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared James A. Fowler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 3rd day of September 2026.

MEREDITH POOLE-HUMPHREYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 12, 2027

Notary Public

My Commission Expires: May 12, 2027

EXHIBIT A

Being Lot No. 5 on the Plan of Abott Martin Estates of record in Book 2854, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 88.65 feet on the northerly margin of Warfield Lane and extends back 200 feet on the easterly line and 202.6 feet on the westerly line to a dead line in the rear, measuring 120.7 feet thereon.

Being the same property conveyed to James A. Fowler, by Warranty Deed from Christina Y. Tym, and husband, Daniel David Tym, of record in Instrument No. 20050309-0026240, dated February 25, 2005, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 2320 Warfield Lane, Nashville, TN 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 Sept. 3, 2026. (date of document).

Affiant Signature

September 3, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

