Davidson County DEEDQC
Recvd: 12/03/08 13:50 3 pgs
Fees:17.00 Taxes:0.00

20081203-0117380

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 3rd day of November, 2008, by and between **TANYA G. BOWLER AND GREGORY T. BOWLER, divorced,** hereinafter known and referred to as **GRANTORS**, and **TANYA G. BOWLER, an unmarried woman, whose tax mailing address is** 3205 Demetros Court Winchester, TN 37217, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 57, on the Plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Tanya G. Bowler and Gregory T. Bowler from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by virtue of a Deed Dated 8/8/2003, Recorded 8/12/2003, in as Instrument No. 20030812-0115376 County of Davidson, State of Tennessee.

Assessor's Parcel Number: 136-05-0-A10-00-0CO

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

TANYA G. BOWLER

GREGORY T. BOWLER

GRANTORS

STATE OF TENNESSEE)
)
_____ COUNTY)

The undersigned, a Notary, does certify that on this ___ day of _____, 2008, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by TANYA G. BOWLER.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
)
_____ COUNTY)

The undersigned, a Notary, does certify that on this ___ day of _____, 2008, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by GREGORY T. BOWLER.

_____
Notary Public

My Commission Expires:

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantors' knowledge, information and belief.

_____
TANYA G. BOWLER

_____
GREGORY T. BOWLER

GRANTORS

ACKNOWLEDGEMENT CERTIFICATE

COMMONWEALTH OF AUSTRALIA)
STATE OF NEW SOUTH WALES)
CITY OF SYDNEY) ss:
CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)

I, Kent May, Consul of the United States of America at Sydney, Australia, duly commissioned and qualified, do hereby certify that on this day Gregory Todd Bowler who presented his U.S. passport as evidence of identification, appeared before me whose name is subscribed to, and acknowledged to me that the attached instrument was executed freely and voluntarily.

Gregory Todd Bowler
Identified by United States of America passport 710550755

Kent May
Consul of the United States of America

November 3, 2008

Preparer:
Clifford A Branham, ESQ.
800 Corporate Drive #102A
Lexington, KY 40503