The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or the content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with subdivision regulations. Preparer assumes no liability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072

Davidson County DEEDQC
Recvd: 06/22/12 12:34 3 pgs
Fees:17.00 Taxes:0.00
20120622-0054957

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Sharon Bowers	Sharon Bowers	033130A03400CO
849 Curtis Drive	849 Curtis Drive	
Nashville, TN 37207	Nashville, TN 37207	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Sharon Bowers, married**, hereinafter referred to as the "GRANTOR" and **Sharon Bowers, married and Antonio D. Tate and wife, Nakisha Tate** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Sharon Bowers, married** has this day quitclaimed unto **Sharon Bowers, married and Antonio D. Tate and wife, Nakisha Tate**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, Being Lot No. 34 on the Plan of Hidden Springs, Phase Two, A Plat of Record in Instrument Number 200611010135726, Register's Office for Davison County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Hidden Springs Development, LLC from George Dunn Contractors, Ltd by deed dated 07/08/2004 filed for record on 07/15/2004 in Instrument No. 200407150084906, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Sharon Bowers, married and William N. Bowers, unmarried, joint tenants with rights of survivorship on 06/02/2011, by deed from Hidden Springs Development, LLC, filed for record on 06/07/2011 in Instrument No. 20110607-0043436, Register's Office for Davidson County, Tennessee.
>
> The said William N. Bowers having since died, leaving Sharon Bowers as the surviving tenant.

Said property is improved and known as 849 Curtis Drive, Nashville, TN 37207

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

IN Witness Whereof, the undersigned has hereunto set her hand on this the 20th day of June, 2012.

Sharon Bowers
Sharon Bowers

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Bowers** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 20th day of June, 2012.

My commission expires: 4/20/15

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2012.

My commission expires: 4/20/15

NOTARY PUBLIC

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.