BILL GARRETT, Davidson County
Trans:T20150015048 DEEDQC
Recvd: 03/02/15 13:13 2 pgs
Fees:12.00 Taxes:0.00
20150302-0017787

QUITCLAIM DEED

FROM: **SHIRLEY CHESSER**

TO: **LUAN BOWLES**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Luna Bowles **3209 Avenal Avenue** **Nashville, TN 37221**	SAME	133-2-398

THIS INSTRUMENT WAS PREPARED BY	**STATE OF TENNESSEE)** **)** **COUNTY OF DAVIDSON)**
RONALD K. NEVIN, ATTORNEY 404 James Robertson Parkway 1850 Parkway Towers Nashville, Tennessee 37219 (615) 244-7708	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00. Luan Bowles **AFFIANT** SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF Feb OF 2015. RONALD K. NEVIN TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **NOTARY PUBLIC** My Commission Expires: 11-6-17

Arthur H. Bowles died intestate on December 16, 2012 and was survived by wife, Luan Bowles and daughter, Shirley Chesser.

Comes now, FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute I, SHIRLEY CHESSER, by these presents do hereby quitclaim and convey all my interest unto LUNA BOWLES, her successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Airdrie Subdivision "B", of recorded in Plat Book 547, at page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Arthur H. Bowles by deed dated 9/9/05 from Russell Dean Turner of record in Instrument No. 20050912-0109209, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property is known as 3209 Avenal Avenue, Nashville, TN 37211.

And now, I, SHIRLEY CHESSER, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto LUNA BOWLES, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. This transfer is by Quitclaim and I make no warranties as to the title.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27 day of Feb, 2015.

SHIRLEY CHESSER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Shirley Chesser, the grantor, with whom I am personally acquainted, (or proved to me 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 at Nashville, Tennessee, this 27 day of Feb, 2015.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11-6-15