Bill Garrett Davidson County
Batch# 98231 DEEDQC
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Fees: $12.00 Taxes: $0.00
20180530-0051490

This instrument prepared by:
Miranda Christy
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
MARK C. BOWMAN, SR.	Same	MAP 105-7
475 HUMPHREYS STREET		PARCEL 059 & 060
NASHVILLE, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, for the purpose of combining the parcels described below, **MARK C. BOWMAN, SR.** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **MARK C. BOWMAN, SR.**, his successors and assigns. The real estate is described as follows:

TRACT 1

Being Lot No. 29 on the Plan of Humphreys Houston & Martin's Addition to Nashville as of record in Book 36, page 117, Register's Office for Davidson County.

Said Lot No. 29 fronts 50 feet on the southerly side of Humphreys Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT 2

Being the easterly 27 feet of Lot No. 28 on the Plan of Humphrey Houston & Martin's Addition, as of record in Plan Book No. 1, page 35, Chancery Court at Nashville, and Book 36, page 117, Register' Office for said County.

Said part of Lot No. 28 fronts 27 feet on the southerly side of Humphreys Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Grantor by deed recorded in Instrument No. 20081215-0120199 (Tract 1), Register's Office for Davidson County, Tennessee, and by deed recorded in Instrument No. 20081215-0120201 (Tract 2), Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 29th day of May, 2018.

Miranda Christy

Affiant

Faleeher Outen

Notary Public

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 29th day of May, 2018.

Mark Bowman

MARK BOWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK C. BOWMAN, SR., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of May, 2018.

Faleeher Outen

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018