THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of November, 2018. Notary Public My Commission Expires:

HUDSON LEWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

Karen Y Johnson Davidson County
Batch# 183636 DEEDQC
01/14/2019 02:50:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190114-0003655

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anna Claire Bowen 908 11th Ave North Nashville, TN 37208	New Owner	092-04-028.000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lewis B. Lowder, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Anna Claire Bowen formerly known as Anna Claire Lowder, unmarried**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the south half of Lot 31, on the Plan of C. M. Holts Plan, of record in Plat Book 21, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lewis B. Lowder and Anna Claire Lowder, husband and wife by Warranty deed from Benjamin L. Frazee, married of record in Instrument No. 20151229-0130746 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 29, 2015.

Being also known as 908 11th Ave North Nashville, Tennessee 37208.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of Nov 2018.

Lewis B. Lowder

STATE OF Florida)

COUNTY OF Volusia)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lewis B. Lowder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of November 2018.

Lisa F Russell
Notary Public
My Commission Expires: 3/16/2019

LISA F. RUSSELL
Notary Public, State of Florida
Commission# FF 193504
My comm. expires Mar. 16, 2019