QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 241126 DEEDQC
06/10/2019 03:11:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190610-0055576

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Bowers and Amanda Bowers	**Matthew Bowers and Amanda Bowers**	**08310026000**
(NAME) **1711 Forrest Avenue**	(NAME) **443 Kinhawk Drive**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATTHEW CODY BOWERS ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MATTHEW CODY BOWERS AND AMANDA MARIE BOWERS, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 84 ON THE MAP OF LOCKELAND, CHADWELL HOME PLACE OF RECORD IN PLAT BOOK 57, PAGE 135, 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 MATTHEW CODY BOWERS, BY WARRANTY DEED FROM CHRISTIAN ROREAU, OF RECORD IN INSTRUMENT NUMBER 20130402-0032322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1711 Forrest Avenue, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 20th day of April, 2019.

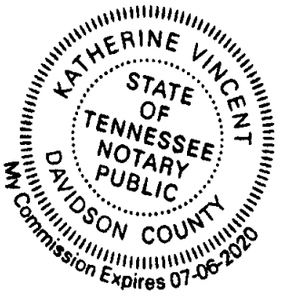
Matthew Cody Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW CODY BOWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Matthew Cody Bowers
443 Kinhawk
Nashville, TN 37211