This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
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Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 407106 DEEDQC
05/28/2020 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200528-0055070

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mr. and Mrs. Jerry Bowers		
9557 Mullens Rd	**To New Owner**	**04301022100**
Arrington, TN 37014		**04301022700**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. PREPARER'S REPRESENTATION IS LIMITED TO THE DRAFTING OF THIS DOCUMENT AND NO FURTHER OR OTHERWISE.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JERRY BOWERS**, hereinafter called "Grantor", for and in consideration of love and affection and no monetary consideration, the sufficiency of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto **JERRY BOWERS and wife, RUTH BOWERS,** as tenants by the entirety, their heirs and assigns, all of his right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Lots No. 1, 2, 22, 23, and 24 of Block "E" of Eastlawn, a subdivision of part of Edgemeade Farm, recorded in Deed of Trust No. 20041217-0149966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry Bowers by deed from Binkley Family Investments, L.P., of record as Instrument No. 20110712-0053099 in the Register's Office for Davidson County, Tennessee.

This being real property commonly known as:

1100 and 1104 GALLATIN ROAD
MADISON, TN 37115

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

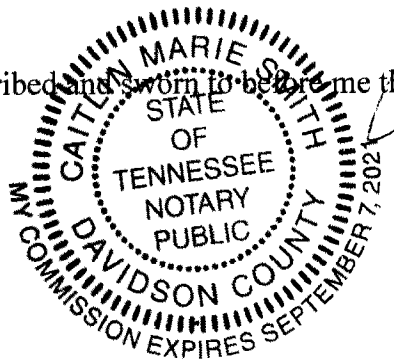
This conveyance is further made subject to real property taxes for 2020 and subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2020.



Notary Public

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of May, 2020.

JERRY BOWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 22nd day of May, 2020.



Notary Public

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2020 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CAITLIN MARIE SMITH

