Karen Johnson Davidson County
Batch# 427499 DEEDQC
06/29/2020 09:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200629-0069883

QUITCLAIM DEED	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 25th day of June 2020. Notary Public My Commission Expires: 3/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owners as:	Tax Bill To:	Map / Parcel
Erica Fowler **803 Drummond Drive,** **Nashville TN 37211**	New Owners	119 12 0 118.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Michael Fowler, Brandy Fowler, Kay Bennett, and Karen Leib**, (hereinafter referred to as "Grantor") do hereby quitclaim, and convey unto **Erica Fowler**, (hereinafter referred to as the "Grantees") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Battlewood, Section II, as of record in Book 1835, Page 95 and 96, Register's Office for said county.

Said Lot No. 103 fronts 158 feet on the southwesterly side of Drummond Drive and runs back 182 feet on the northwesterly line 203.12 feet on the southeasterly line, to a dead line in the rear, which is a broken line on which it measures 116.63 feet.

Being the same property conveyed to Edward B. Fowler, by Warranty Deed from Van Wilson a/k/a Henry Van Wilson of record in Instrument No. 20020522-0062529, Register's Office for Davidson County, Tennessee.

Edward B. Fowler has since died and upon his death, title was vested in his children Michael Fowler, Brandy Fowler, Kay Bennett, and Karen Liebas tenants in common.

This is improved property known as 803 Drummond Drive, Nashville TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 30 day of March 2020.

Michael Fowler

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Michael Fowler**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 30 day of March 2020.

My Commission Expires Notary Public

My Commission Expires: November 6, 2023

BHAVINI PATEL-ANKUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Fowler

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Brandy Fowler**, the bargainer, 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 seal, at Nashville, Tennessee, this 23 day of March 2020.

Notary Public

My Commission Expires: 12-19-2023

JACKIE R. CROMER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

Kay Bennett

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Kay Bennett,** the bargainer, 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 seal, at Nashville, Tennessee, this 30 day of March 2020.

Notary Public

My Commission Expires: November 6, 2023

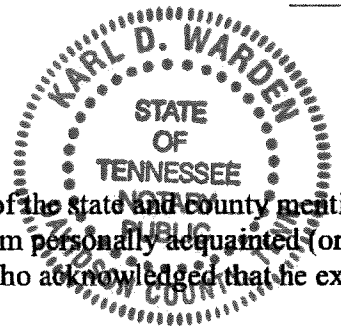
My Commission Expires

BHAVINI PATEL-ANKUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Leib

Karen Leib

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}



Before me, the undersigned of the state and county mentioned, personally appeared **Karen Leib,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 12th day of March 2020.

Notary Public

My Commission Expires: 11-8-22

True Copy Certification

I, Tracey Boshears, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)

