Karen Johnson Davidson County
Batch# 507340 DEEDQC
11/02/2020 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201102-0127764

PREPARED BY:

Andra J. Hedrick, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Peggy M. Bowling
AFFIANT

Subscribed and sworn to before me on this 29th day of October, 2020.

Notary Public

My Commission Expires: 1/8/2024

WILLIAM J. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

New Owner Address:
Tracy Bowling
3637 Forte Road
Joelton, TN 37080

Send Tax Bills To:
Tracy Bowling
5625 Valley View Drive
Brentwood, TN 37027

Map-Parcel Number:
029 00 0 275.00

EXECUTOR'S QUITCLAIM DEED

PEGGY M. BOWLING, EXECUTOR OF THE ESTATE OF ROBERT E. BOWLING, deceased (the "Decedent"), who died on July 26, 2020 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-1473, for consideration of $10.00, hereby release, remise and quitclaim unto **TRACY BOWLING**, all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

WITNESS my hand on this 29th day of October, 2020.

Peggy M. Bowling,
Executor of the Estate of Robert E. Bowling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY M. BOWLING, EXECUTOR OF THE ESTATE OF ROBERT E. BOWLING** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 29th day of October, 2020.

Notary Public

My Commission Expires: 1/8/2024

WILLIAM J. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

822374.1/200736

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert dated January 6, 1970, as follows:

Beginning at a point in a southerly line of property conveyed to S. D. Dugger by deed of record in Book 3703, page 265, Register's Office for Davidson County, Tennessee, said point being designated by an iron pin which is situated north 89 deg. West 270 feet from a railroad spike in the center of Forte Road; thence north 89 deg. West 149 feet to an iron pin; thence south 2 deg. west 250 feet to an iron pin; thence north 89 deg. west 403 feet to an iron pin in Dixon's easterly line; thence north 2 deg. east 558 feet to an iron pin; thence south 88 deg. east 742 feet to a railroad spike in the center of Forte Road; thence with the center of Forte Road south 20 deg. 30 min. east 147 feet to a railroad spike; Dugger's northeasterly corner; thence north 89 deg. 10 min. west 253 feet to an iron pin; thence south 1 deg. west 171 feet to the point of beginning, containing 7 acres, more or less.

Being the same property conveyed to Robert E. Bowling, married and Tracy Bowling, unmarried, as joint tenants with the right of survivorship, by deed from Karen T. Sadler, unmarried, of record in Instrument No. 20190103-0000621, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 3637 Forte Road, Joelton, TN 37080.

TRUE COPY CERTIFICATION

I, Andra J. Hedrick, 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 DAVIDSON)

Personally appeared before me, William J. Hensley, a notary public for this county and state, Andra J. Hedrick 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: 1/8/2024

WILLIAM J. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

822374.1/200736