Karen Johnson Davidson County
Batch# 507340 DEEDQC
11/02/2020 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201102-0127766

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 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:
Peggy M. Bowling
1004 3rd Avenue S.
Nashville, TN 37210

Send Tax Bills To:
Peggy M. Bowling
1003 3rd Avenue S.
Nashville, TN 37210

Map-Parcel Number:
093-15-0-281.00

EXECUTORS' 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 **PEGGY M. 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.

821033.1/020200824

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 Bowling

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

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EXHIBIT A

TRACT I:
Lot No. 1 on the Plan of the Calligan Subdivision of record in Book 5190, page 510, Register's Office for Davidson County, Tennessee, described as follows:

To find the point of beginning for the herein described property, begin at the intersection of the northerly margin of Cameron Street with the easterly margin of Third Avenue, South; thence northwesterly along the easterly margin of Third Avenue, South, 210.00 feet to an iron pin, said point being the point of beginning for the hereinafter described tract of land; thence, continuing along the easterly margin of Third Avenue, South, north 29 degrees 25 minutes west 235.00 feet to a point; thence, leaving the easterly margin of Third Avenue, South, north 60 degrees 00 minutes east, 135.00 feet to a point; thence south 29 degrees 25 minutes east, a distance of 235.00 feet to an iron pin; thence south 60 degrees 00 minutes west, 135.00 feet to the point of beginning. Said tract of land contains 0.73 acres.

TRACT II:
Land in Davidson County, Tennessee, being the northerly half of Lot No. 11 on the Plan of Isaac Paul's Elysian Grove, as of record in Plat Book 1, page 134, Chancery Court at Nashville. Said lot being described as follows:

Beginning at the northeast corner of said northerly half of Lot No. 11 on said Plan; thence, in a southerly direction along the westerly margin of Second Avenue, South, South 29 degrees 25 minutes cast, 25.00 feet to a point; thence, leaving said westerly margin of Second Avenue, South, south 60 degrees 32 minutes west, 135.00 feet to an alley; thence, along the easterly margin of said alley, north 29 degrees 25 minutes west, 25.00 feet to a point; thence, leaving the easterly margin of said alley, north 60 degrees 32 minutes east, 135.00 feet to the point of beginning. Said tract of land containing 0.08 acres.

Being the same property conveyed to Bobby E. Bowling and wife, Peggy M. Bowling, by deed of record in Book 5893, page 405, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 6321, page 17, Register's Office for Davidson County, title was vested in Robert E. Bowling.

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

This is improved property commonly known as 1004 3rd Avenue South, Nashville, TN 37210.

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

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