Karen Johnson Davidson County
Batch# 507340 DEEDQC
11/02/2020 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201102-0127770

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:
Tracy Ann Bowling
197 Becklea Drive
Madison, TN 37115

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

Map-Parcel Number:
043-10-0-092.00

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 ANN 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.

820997.1/200736

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

820997.1/200736

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Madison Park, Section 8, of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy W. Clark and wife, Tracy A. Clark and Robert E. Bowling by deed from Ronald C. Clark and Edward W. Clark and Teri Lynn Tidwell Seaton (a/k/a Terri L. Seaton), the heirs at law of Joyce W. Clark of record in Instrument No. 20041018-0124639 and re-recorded at Instrument No. 20040610-0068715 and Instrument No. 20041029-0129904, Register's Office for Davidson County, Tennessee. By Quitclaim Deed at Instrument No. 20120904-0079769, Timothy W Clark conveyed all his right, title and interest to Tracy A. Clark.

It is agreed and understood that Tracy A. Clark and Tracy Ann Bowling, is one and the same person.

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

This is improved property commonly known as 197 Becklea Drive, Madison, TN 37115.

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

Notary's Seal

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

820997.1/200736