Karen Johnson Davidson County Batch# 647168 DEEDQC 06/01/2021 02:07:29 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210601-0073224	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2021 Notary Public MY COMMISSION EXPIRES: 3/8/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Elizabeth Bowker	**SAME**	**114 00 0** **103.00**
(NAME) **7536 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **DAVID DWIGHT BOWKER and DERRICK DAMON BOWKER,** hereinafter called the Grantors, by these presents do hereby remise, release, transfer, convey, and quitclaim unto **MARY ELIZABETH BOWKER**, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantors' right, title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

TRACT 1: A small tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a copy of the survey thereof, made by John T. Conner, Surveyor, on June 24, 1958 as follows.

BEGINNING at an iron pin in the east of the margin of Sawyer-Brown Road, being 107 feet more or less south of the line of the lands of J.D. Hendricks; said point being 15 feet east of the east margin of the Macadam paving on said Sawyer-Brown Road; being the common corner of Tracts Nos. 1 and 2 of the division of the Ernest M. Hill's land; thence with the margin of said Sawyer-Brown Road, south 15 degrees 45' West 200 feet more or less to an iron pin a corner of the Tracts nos. 2 and 3 of. Of said division being approximately 192.1 feet north of an iron pin, n the north line of the C.V. Hutchinson Property; thence with his west line, north198.2 feet to an iron pin, a corner tract 1 and 2 of said Hill's division; thence with the line between said Tracts nos. 1 and 2, north 87 degrees 20' west 526.7 feet more or less to the point of beginning, containing 2.57 acres more or less.

There is included in this description but excluded therefrom that portion of the premises taken by judgement of the 2nd Circuit Court under rule no. 62364 as set out in minute book 105-C, page 853, Office for Circuit Court Clerk for Davidson County, Tennessee.

TRACT 2: Being the northwesterly part of a tract of land conveyed to the within named grantors, J.V. O'Brien and wife, Irene L. O'Brien, by deed Annie Elizabeth Hutchinson, et el as of record in Book 2093, Page 582, Registers Office for said County and being that part of the land lying on the northwesterly side of the right-of-way of the Super-Highway under construction, the within described parcel of land being a part of that land described in said deed of record book 2093, page 582 and more particularly described as follows: BEGINNING at the northwesterly corner of the original tract as described by deed of record in Book 582, said Registers office, running thence in a southerly direction along the westerly line of the L.A. Gray Property; thence northerly along Gray's westerly line 242 feet more or less to the beginning.

Both tracts being the same property conveyed to DAVID DAMON BOWKER, by ALFRED L. WILLIAMS and wife, COLEEN B. WILLIAMS, by deed of record in Book 5807, Page 499, filed on October 16, 1981 in the Register's Office for Davidson County, Tennessee. DAVID DAMON BOWKER died intestate on July 23, 2020 leaving his surviving spouse, MARY ELIZABETH BOWKER and his children, DAVID DWIGHT BOWKER and DERRICK DAMON BOWKER, as his sole surviving heirs.

For more information, see Affidavit of Heirship of record in Instrument No. 20210601-0073223 Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **7536 Sawyer Brown Road, Nashville, Tennessee 37221**

Witness our hands, this the 26th day of May, 2021.

x _____
DAVID DWIGHT BOWKER

x _____
DERRICK DAMON BOWKER

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 **DAVID DWIGHT BOWKER** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 26th day of May, **2021.**

My Commission Expires: 3/3/2022

Notary Public

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 **DERRICK DAMON BOWKER** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 26th day of May, **2021.**

My Commission Expires: 3/3/2022

Notary Public