Karen Johnson Davidson County
Batch# 654332 DEEDQC
06/10/2021 01:00:47 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20210610-0078387

QUITCLAIM DEED

(Prepared from information provided by the **grantor**)

ADDRESS NEW OWNER IS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
TEVIN DEWEES	SAME	
NAME	NAME	
709 BOWFIELD COURT		149-09-0-039.00
ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
ANTIOCH, TN 37013		
(CITY) (ST) (ZIP)	(CITY) (ST) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in paid, the receipt of which is hereby acknowledged, I/we: MARY CLEVENGER, an unmarried woman, by these presents do hereby quitclaim and convey unto TEVIN DEWEES, an unmarried man, his successors and assigns, all of my/our right, title and interest in and to the following described tract of land:

BEING Lot No. 26 on the plan of Debra Heights Section 3, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mark S. Hamilton, married, by deed from Shawn Donovan. The Secretary of Housing and Urban Development of Washington, D.C., on January 14, 2010, of record in Instrument Number 20100119-0004250, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mary Clevenger, an unmarried woman, by deed from Mark S. Hamilton, married, of record in Instrument Number 20100823-0066362. Grantor warranted that he never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all the matters as shown on the plan of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4206, page 805, Register's Office for Davidson County, Tennessee.

This is improved property known as 709 Bowfield Court, Antioch, Tennessee 37013. The map and the parcel numbers are 149-09-0-039.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is one dollar #120,200

AFFIANT

Subscribed and sworn to before me, this the 14 day of May 2021.

My commission expires: 01/03/2023
(Affix Seal)

Notary Public

CHERYL W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

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

Witness my/our hand, this 14 day of May, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prepared By:
ATTORNEY ELLEN TAYLOR TURLEY
LAW OFFICES OF ELLEN TAYLOR TURLEY
4525 Harding Road, Ste. 200
Nashville, TN 37205
etturleylaw@gmail.com
(615) 386-7151

CHERYL W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

THIS IS A CONVEYANCE PURSUANT TO AN AGREEMENT OF THE PARTIES THAT IS A DISTRIBUTION OF APPRECIATED PROPERTY, AND SUCH DISTRIBUTION IS FINAL.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Martin, a Notary Public in and for said County and State, the within named MARY CLEVENGER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of May, 2021.

NOTARY PUBLIC

My commission expires: 01/03/2023

CHERYL W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023