Karen Johnson Davidson County
Batch# 659472 DEEDQC
06/18/2021 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210618-0082326

QUITCLAIM DEED

MAIL RECORDED DEED TO:

EMMA JEAN BOWLIN
RACHEL KAY BOWLIN
310 MILLIKEN BEND ROAD
MADISON, TN 37115

OWNER (SEND TAX BILLS TO):

EMMA JEAN BOWLIN
RACHEL KAY BOWLIN
310 MILLIKEN BEND ROAD
MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EMMA JEAN BOWLIN, a married woman, who acquired title as EMMA JEAN MATTHEWS, joined by her spouse, RACHEL KAY BOWLIN (herein, "Grantor"), whose address is 310 Milliken Bend Road, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to EMMA JEAN BOWLIN and RACHEL KAY BOWLIN, a married couple, as tenants by the entireties (herein, "Grantee"), whose address is 310 Milliken Bend Road, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 310 Milliken Bend Road, Madison, TN 37115

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 10th day of June, 2021.

PIN NO: 052 05 0 095.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Emma Jean Bowlin, who acquired title as Emma Jean Matthews

EMMA JEAN BOWLIN, who acquired title as EMMA JEAN MATTHEWS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, EMMA JEAN BOWLIN, who acquired title as EMMA JEAN MATTHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2021.

[Affix Notary Seal]

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: Dec. 19th, 2023

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Emma Jean Bowlin
EMMA JEAN BOWLIN

Subscribed and sworn to under oath before me, this 10th day of June, 2021 by EMMA JEAN BOWLIN.

[Affix Notary Seal]

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: Dec. 19th, 2023

Grantee:

Grantee signature: RKB Rachel Kay Bowlin
RACHEL KAY BOWLIN

Subscribed and sworn to under oath before me, this 10th day of June, 2021 by RACHEL KAY BOWLIN.

[Affix Notary Seal]

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: Dec. 19th, 2023

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT # 15, ON THE UNRECORDED PLAN OF GEORGE F. ROTH'S SUBDIVISION OF LOT # 's 19 AND 23 IN THE MONTAGUE SUBDIVISION OF RECORD IN BOOK 9025, PAGE 535 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 11653 at Page 764 on September 8, 1999.

PIN NO: 052 05 0 095.00

STREET ADDRESS:

310 Milliken Bend Road, Madison, TN 37115

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-048687 (LB)

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY