Karen Johnson Davidson County
Batch# 725962 DEEDQC
09/28/2021 03:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210928-0130428

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JENNIFER BOWERS 975 DALEBROOK LANE NASHVILLE, TN 37206 FILE # CF-TN-181171	JENNIFER BOWERS 975 DALEBROOK LANE NASHVILLE, TN 37206

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, JENNIFER BOWERS, a married woman, who acquired title as JENNIFER GRAY, unmarried, joined by her spouse, AARON BOWERS (herein, "Grantor"), whose address is 975 Dalebrook Lane, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to JENNIFER BOWERS, a married woman (herein, "Grantee"), whose address is 975 Dalebrook Lane, Nashville, TN 37206, 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: 975 Dalebrook Lane, Nashville, TN 37206

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.

PIN NO: 083 08 0 233.00

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

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

GRANTOR:

Jennifer Bowers

JENNIFER BOWERS, who acquired title as JENNIFER GRAY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JENNIFER BOWERS, a married woman, who acquired title as JENNIFER GRAY, 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 September, 2021.

[Affix Notary Seal]

Vanessa Cortner

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

AARON BOWERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AARON BOWERS, 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 September, 2021.

[Affix Notary Seal]

Vanessa Cortner

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Jennifer Bowers
JENNIFER BOWERS

Subscribed and sworn to under oath before me, this 10th day of September, 2021 by JENNIFER BOWERS.

[Affix Notary Seal]

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

LOT NUMBER 1 AS SHOWN ON THE PLAN FINAL PLAT ROSEBANK MEADOWS, PHASE ONE, AS RECORDED IN PLAT BOOK 9700, PAGE 531. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY GIVEN FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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, as Instrument No. 20110428-0032421 on April 28, 2011.

PIN NO: 083 08 0 233.00

STREET ADDRESS: 975 Dalebrook Lane, Nashville, TN 37206

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.

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on SEPTEMBER 10, 2021 (date of document).

Affiant Signature

SEPTEMBER 27, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 27 day of SEPTEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

