Karen Johnson Davidson County
Batch# 812332 DEEDQC
02/28/2022 11:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220228-0022325

Commitment Number: 29646682
Seller's Loan Number: 21116651

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
MATTHEW BOWLING and **STEPHANIE BOWLING**, 8114 HILLDALE DR, BRENTWOOD, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 105-07-4C-001-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

MATTHEW BOWLING, married, whose mailing address is **8114 HILLDALE DR, BRENTWOOD, TN 37027**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **MATTHEW BOWLING** and **STEPHANIE BOWLING, husband and wife,** as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **8114 HILLDALE DR, BRENTWOOD, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 503 Moore Ave A, Nashville, TN 37203

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 201604180037128 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-07-4C-001-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on December 31st, 2021:

MATTHEW BOWLING

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on December 31st, 2021 by **MATTHEW BOWLING** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 31st day of December, 2021.

Affiant

Matthew T. Bowling
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY
(Seal)

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

Order No.: 29646682

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, AS SHOWN ON THE PLAN OF 503 MOORE AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20151016-0105442, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED FROM MATTHEW BOWLING, AN UNMARRIED MAN TO MATTHEW BOWLING and STEPHANIE BOWLING, husband and wife BY QUITCLAIM DEED, DATED 12/31/2021, RECORDED _____, DEED INSTRUMENT NO. _____, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 105-07-4C-001-00

Tennessee Certification of Electronic Document

I, CHRIS Schmac, 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 12-31-2021 (date of document).

Chris Schmac
Affiant Signature

1-5-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries