QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-.

Lauren Jetmore
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 8 day of JUNE, 2022

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 869139 DEEDQC
06/09/2022 02:49:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220609-0065949

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LAUREN LEE ANN JETMORE 2328 Riverway Drive Old Hickory, TN 37138	New Owner	053 06 0B / 072.00

FOR IN CONSIDERATION The division of assets of the Estate of **Kevin Edward Bowling, Sr.** Wilson County Probate **Case #2020-PR-41**, and the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, LAUREN LEE ANN JETMORE , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **KEVIN EDWARD BOWLING, Jr.**, un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

LAUREN LEE ANN JETMORE a married woman, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 as shown on the Plan of Phase 5B, Waterford Subdivision of record in [plat] Book 7900, pages 838 & 839, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin E. Bowling and wife Patricia R. Bowling by deed from Derek R. Hunley and wife, Jennifer D. Hunley dated 8/18/1999, and of record in Book 11631, page 595, Register's office for Davidson County, Tennessee. The said Patricia R. Bowling having died January 5, 2012, leaving her husband, Kevin E. Bowling as the surviving tenant by the entirety. Kevin E. Bowling, (a/k/a Kevin Edward Bowling, Sr.) died January 10, 2020, Intestate, Wilson County, Tennessee, Probate Case #2020-PR-41, Leaving Valerie Glassman, Lauren Jetmore and Kevin E. Bowling, Jr. as his sole heirs at law, as shown by Affidavit of Heirship of record as Instrument #20210115-0007142, Register's Office for Davidson County, Tennessee. The said Kevin E. Bowling, is one and the same person as Kevin Edward Bowling, Sr.; Kevin E. Bowling, Jr. is one and the same person as the Grantor herein, Kevin Edward Bowling, Jr.; Lauren Jetmore, and Lauren Lee Ann Jetmore are one and the same person.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

2022 Property Taxes to be paid by Grantee. Restrictions and covenants of record in Book 8694, page 216; Book 9530, page 189; Book 8699, page 462; Book 9530, page 185; Charter of record in Book 8711, page 701; By-Laws of record in Book 8715, page 583; Common Area designations of record in Book 9383, page 831, & 833; Book 8715, page 590; Right-of-way of record in Book 2024, page 225, and easement for utilities of record in Book 1717, page 30 and easements covenants and conditions shown of record on the plat of record in Book 7900, page 838, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2328 Riverway Drive, Old Hickory, TN 37138

Witness my hand this 9th day of June, 2022.

KEVIN EDWARD BOWLING, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named KEVIN EDWARD BOWLING, Jr. the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 9th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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