QUITCLAIM DEED

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

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 11 day of JULY, 2022

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 888663 DEEDQC
07/14/2022 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220714-0080804

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 AND IN CONSIDERATION OF 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, **VALERIE GLASSMAN**, A married woman, 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 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

Grantor, first being duly sworn does make oath that the property conveyed herein is not her primary residence, nor the residence of any spouse or dependant and this conveyance is not made to defeat the rights of any third party.

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

Valerie Glassman
VALERIE GLASSMAN

****

COMMONWEALTH / STATE OF VIRGINIA }
COUNTY OF }

Personally appeared before me, Raymond R Murphy, a Notary Public in and for said County and State, the within named VALERIE GLASSMAN 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 this 9 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 10/31/2025

RAYMOND R MURPHY
COMMONWEALTH
REGISTRATION NO.
7280495
MY COMM. EXPIRES
10/31/2025
OF VIRGINIA
NOTARY PUBLIC

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 July 9 2022.

Leroy Johnston Ellis, IV, Affiant

07-11, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 11 day of July, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com