Karen Johnson Davidson County
Batch# 905360 DEEDQC
08/18/2022 02:34:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220818-0093795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Affiant, **Rachel Kay Bowlin**

Subscribed and sworn to before me on this 9 day of August 2022.

NOTARY PUBLIC
My commission expires: 1-11-2026

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:

Laura Tek
Attorney at Law
P.O. Box 280987
Nashville, TN 37228-0987
attorneylauratek@gmail.com

Address New Owner:	Send Tax Bills To:	Map-Parcel #s:
Emma Jean Bowlin 310 Milliken Bend Road Madison, TN 37115-5223	Same	052 05 0 095.00

QUITCLAIM DEED

WHEREAS **Rachel Kay Bowlin** and **Emma Jean Bowlin** were married as Wife and Wife and have a marital interest in a certain tract of land in Madison, Davidson County, Tennessee, described hereinbelow:

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.

BEING THE SAME PROPERTY CONVEYED FROM **EMMA JEAN BOWLIN (WHO ACQUIRED TITLE AS EMMA JEAN MATTHEWS)** TO **RACHEL KAY BOWLIN** AND SPOUSE, **EMMA JEAN BOWLIN**, FOR THE PURPOSE OF CREATING A TENANCY BY THE ENTIRETY BY QUITCLAIM DEED OF RECORD AT INSTRUMENT NUMBER 20210618-0082326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WHEREAS, pursuant to the Marital Dissolution Agreement which was entered into between the parties in August of 2022 in the absolute divorce case styled Bowlin v. Bowlin currently pending in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 22D-

1164, **Rachel Kay Bowlin** and **Emma Jean Bowlin** have agreed to sever all marital bonds between them and **Rachel Kay Bowlin** has agreed to convey all of her right, title and interest in and to the tract of land described hereinabove.

NOW, THEREFORE, for and in consideration of the sum of One and No/100, ($1.00), Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **Rachel Kay Bowlin**, the Grantor, does hereby remise, release and forever quitclaim unto **Emma Jean Bowlin**, the grantee, her heirs and assigns, all of her right, title and interest in and to a certain tract of land in Madison, Davidson County, Tennessee, described hereinbelow:

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.

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THE LEGAL DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 310 MILLIKEN BEND ROAD, MADISON, TN 37115-5223.

Said property is conveyed subject to such limitations, restrictions, easements, zoning and planning ordinances, encumbrances, and government regulations as may affect the premises.

WITNESS my hand this 9 day of August 2022.

x Rachel Bowlin

Rachel Kay Bowlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Rachel Kay Bowlin**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 9 day of August 2022.

NOTARY PUBLIC

My commission expires: 1/11/2026

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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