INSTRUMENT PREPARED BY (based upon information from parties; no title search completed and may not be relied upon as opinion of title or for any other purpose): **David A. Bates, Esq.**
2550 Meridian Boulevard, Suite 200
Franklin, TN 37067

QUITCLAIM DEED

Grantor: **Joe E. Bowers and wife, Martha Ann Bowers** (referred to herein as "Grantors")

Grantee: **Catherine Annette Bowers Sakarapanee** (referred to herein as "Grantee")

Property: Land in Davidson County, Tennessee, being Lot No. 17 as shown on the map entitled the Plan of J.W. Turner Subdivision of Lot 21 Boyd McNairy, of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all of the remaining interests of the same Property conveyed to Grantors in the Deed recorded as Instrument Number 20080623-0064111 in the records of the Register of Deeds of Davidson Co., Tennessee. See also, the Quitclaim Deed recorded as Instrument Number 20131125-0121111 of the Register of Deeds of Davidson Co., Tennessee, wherein Grantors had previously conveyed ½ of their interests in said Property.

The above described property is referred to herein as "Property," and is also known as 720 27" Avenue, North, Nashville, Tennessee 37208.

Tax Parcel: Davidson Co. Map/Parcel No. 092-06-0-564.00
(included for reference only, and does not constitute a description of the Property)

New Owner/Future
Tax Address: Catherine Annette Bowers Sakarapanee
4410 Cadillac Avenue
Nashville, TN 37204

WITNESSETH:

Grantors, individually and on behalf of their heirs and assigns, hereby quitclaim, deed, transfer, convey and deliver all of their remaining rights and interests in the Property, if any, to the Grantee and her heirs and assigns. No warranty of title is conveyed or implied, which is hereby expressly disclaimed. The Property is further subject to any and all restrictions, easements or encumbrances, if any, that may affect the Property. THE DESCRIPTION OF THE PROPERTY IS BASED UPON A PRIOR DEED SUPPLIED BY THE PARTIES, AND NO TITLE SEARCH WAS REQUESTED OR PERFORMED; ACCORDINGLY, NO OPINION OF TITLE IS EXPRESSED HEREIN.

Karen Johnson Davidson County
Batch# 972922 DEEDQC
02/22/2023 10:36:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230222-0012461

IN WITNESS THEREOF, this instrument is hereby executed, acknowledged and conveyed as stated herein by the Grantors on the below date stated by the notary public.

Grantors:

Joe E. Bowers

Martha Ann Bowers

STATE OF TENNESSEE)
(NOTARY AT LARGE))

Personally appeared before me, the undersigned, Joe E. Bowers and wife, Martha Ann Bowers, with whom I am personally acquainted (or proven to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of Feb., 2023.

DAVID A. BATES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public
My commission expires: 3/25/23

Transfer Oath

As required by Tenn. Code Ann. § 67-4-409, the Grantee hereby states under oath that the actual consideration given for this quitclaim conveyance is $ 10.00.

Grantee:

Catherine Annette Bowers Sakarapanee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn and subscribed before me, the undersigned, on this the 22 day of February 2023.

KENNETH JAMES PARSONS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/2024