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: **Jessica Dawn Bowers** (referred to herein as "Grantee")

Property: LAND in Davidson County, Tennessee, being Lot No. 27 on the Map of the Resubdivision of certain lots in Oak Hill Subdivision, No. 1, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 85 feet on the easterly side of Cadillac Avenue and runs back between parallel lines, 300 feet to a dead line. SUBJECT to any restrictions and limitations which may appear of record in the Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Grantors in the Warranty Deed recorded at **Deed Book 5012, Pages 389-390** of the records of the Register of Deeds of Davidson Co., Tennessee.

The above described property is referred to herein as "Property," and is also known as 4408 Cadillac Avenue, Nashville TN 37204.

Tax Parcel: Davidson Co. Tax Map 132-9, Parcel 93
(included for reference only, and does not constitute a description of the Property)

New Owner/Future
Tax Address: Jessica Dawn Bowers
99 Bear Creek Rd.
Ashville, NC 28806

WITNESSETH:

Grantors, individually and on behalf of their heirs and assigns, hereby quitclaim, deed, transfer, convey and deliver the Property, including all rights and interests that the Grantors may have, 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# 975563 DEEDQC
03/01/2023 12:05:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230301-0014597

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

Joe E. Bowers

Martha Ann 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:

Jessica Dawn Bowers

Jessica Dawn Bowers

STATE OF North Carolina)
)
COUNTY OF Buncombe)

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

Cheryl Parks

Notary Public
My Commission Expires: 08/13/2025

CHERYL PARKS
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires Aug. 13, 2025