Karen Johnson Davidson County
Batch# 1005712 DEEDQC
05/22/2023 08 28 12 AM 3 pgs
Fees $17 00 Taxes $0 00
20230522-0037987

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner.
John Brady Gowin and Ariana H. Jokers
414 B 36th Ave. N
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map and Parcel No.
092 09 4M 002.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Randal L. Gowin, Ina R. Gowin, John Brady Gowin and Ariana Jokers, as tenants in common with rights of survivorship**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John Brady Gowin and Ariana H. Jokers, as joint tenants with rights of survivorship** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain townhome located in Davidson County, Tennessee, being Unit B of Homes at 414 36th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in, Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 414 36th Avenue North, of record in Instrument No. 20160815-0084757, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to **Randal L. Gowin, Ina R. Gowin, John Brady Gowin and Ariana Jokers, as tenants in common with rights of survivorship**, by Warranty Deed dated April 28, 2021, from **Alexander W. Klein, unmarried and Russell H. Smith, unmarried**, recorded in Instrument No. 20210506-0061320, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Ariana Jokers and **Ariana H. Jokers** are one and the same person.

This is improved property known as: **414 B 36th Ave. N, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 1st day of March 2023.

Randal L. Gowin

Ina R. Gowin

John Brady Gowin

Ariana Jokers

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Randal L. Gowin**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April 2023.

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/23/2024

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ina R. Gowin**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2023.

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/23/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John Brady Gowin**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March 2023.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ariana Jokers**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 18th day of May 2023.

Notary Public

My Commission Expires.
9/23/2024

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 09/23/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of March 2023.

Notary Public

My Commission Expires:
9/23/2024

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 09/23/2024