QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1018827 DEEDQC
06/26/2023 10 02:14 AM 2 pgs
Fees $12 00 Taxes $0.00

20230626-0048322

JM-UWM-23-5204

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/9/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeffrey K Bowman and Michele S Bowman, husband and wife	**NEW OWNER**	
(NAME) ~~5204 Dakota Avenue,~~ 4106 Media Street	(NAME)	**091-15-0-142.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELE S. BOWMAN, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JEFFREY K BOWMAN AND MICHELE S BOWMAN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, being the westerly 50' of the Easterly 160' of the Southerly Part of Block 15 on the Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Co.'s First Addition, of record in Plat Book 421, page 18, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof

Being the same property conveyed to Michele R Smith by Warranty deed from Janet A Sterchi, unmarried of record in Instrument No 20030904-0128831 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on September 4, 2003.

The said Michele R. Smith has since married and is now known as Michele S. Bowman. References made to Michele R. Smith and Michele S. Bowman in this instrument refer to one and the same individual.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **5204 Dakota Avenue, Nashville, Tennessee 37209**

Witness my/our hand(s) this the 21st day of June, 2023

Jeffrey K Bowman

Jeffrey K Bowman

Michele S Bowman

Michele S Bowman

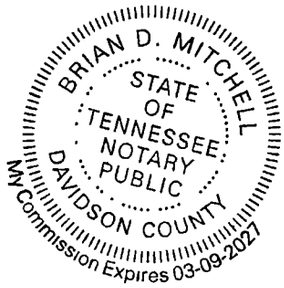
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY K BOWMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of June, 2023

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELE S BOWMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of June, 2023

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206