Karen Johnson Davidson County
Batch# 1074283 DEEDQC
11/21/2023 01:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090662

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

June C Bowman
Affiant

Subscribed and sworn to before me, this 10th day of November, 2023.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
June C. Bowman and/or James Aubra Turner, Trustees 124 Abbeywood Drive Nashville, Tennessee 37215	SAME	131 06 0F 048.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth J. Bowman and wife, June C. Bowman**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **June C. Bowman and/or James Aubra Turner, Trustees of the Kenneth & June Bowman Living Trust, established by the Revocable Trust Agreement of Kenneth J. Bowman and June C. Bowman dated November 10, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 10th day of November, 2023.

Kenneth J. Bowman

June C. Bowman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth J. Bowman and June C. Bowman, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 2023.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Resubdivision of Lot 2, Tract II, Burton Hills and an Addition to the Village of Abbeywood, as of record in Book 7900, pages 967 and 968, corrected in Book 7147, page 421, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth J. Bowman and wife, June C. Bowman, by deed from Frank Brahan and wife, Connie Brahan, of record as Instrument No. 20100924-0076187, Register's Office for Davidson County, Tennessee.

This is improved property known as 124 Abbeywood Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/10/23.

11/10/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

