Karen Johnson Davidson County
Batch# 1074392 DEEDQC
11/22/2023 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231122-0090819

Recordation Requested By/Return to:
MARTEE MONIQUE BOWERS
164 Stillwater Trail
Hendersonville, TN 37075
File No. 45142308041

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Fidelity National Title of Oregon 45142308041-07

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MARTEE MONIQUE BOWERS AND MARC EDINBUGH	MARTEE MONIQUE BOWERS AND MARC EDINBUGH	050-11-0-072.00
164 STILLWATER TRAIL HENDERSONVILLE, TN 37075	164 STILLWATER TRAIL HENDERSONVILLE, TN 37075	

Executed this 16 day of November 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MARTEE MONIQUE BOWERS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MARTEE MONIQUE BOWERS, A SINGLE WOMAN AND MARC EDINBUGH, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT 1: 3716 Brickmont Drive MAP/PARCEL: 050-11-0/071.00
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 147 ON THE PLAN OF VILLAGE BY THE CREEK, SECTION FIVE, OF RECORD IN PLAT BOOK 6250, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE DESCRIPTION.

TRACT 2: 3712 Brickmont Drive MAP/PARCEL 050-110/072.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 146 ON THE PLAN OF VILLAGE BY THE CREEK, SECTION FIVE, OF RECORD IN PLAT BOOK 6250, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same premises conveyed to Martee Monique Bowers, by Deed dated 11/02/2005, and recorded on 11/14/2005, as Instrument No. 20051114-0136780 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 3712 BRICKMONT DR., NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of November, 2023

MARTEE MONIQUE BOWERS

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, Helen F. Mackey of the state and county mentioned, personally appeared **MARTEE MONIQUE BOWERS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Notary Public
Printed Name: Helen F. Mackey
My Commission Expires: 06-29-2027

Commitment No 45142308041

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 146 ON THE PLAN OF VILLAGE BY THE CREEK, SECTION FIVE, OF RECORD IN PLAT BOOK 6250, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 050-11-0-072.00

Commonly known as 3712 Brickmont Drive, Nashville, TN 37207
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20051114-0136780 in the Register's Office of Davidson County, Tennessee.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Clackamas

Subscribed and sworn before me this the 17th day of November 2023

Notary Public
My commission expires:

OFFICIAL STAMP
KRISTEN LORENE RANDALL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026469
MY COMMISSION EXPIRES JULY 26, 2026

OFFICIAL STAMP
KRISTEN LORENE RANDALL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026469
MY COMMISSION EXPIRES JULY 26, 2026

Tennessee Certification of Electronic Document

I, Emily Hummel, 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 Nov 17, 2023 (date of document).

Affiant Signature

Nov 17,2023
Date

State of Oregon

County of Clackamas

Sworn to and subscribed before me this 17 day of Nov, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7.26.2026

NOTARY'S SEAL

OFFICIAL STAMP
KRISTEN LORENE RANDALL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026469
MY COMMISSION EXPIRES JULY 26, 2026