Karen Johnson
Batch # 1091674
01/22/2024 01:32:57 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240122-0003330

Recordation Requested By/Return to:
FIDELITY NATIONAL TITLE COMPANY
JEN CENTENO
12809 SE 93RD AVE
CLACKAMAS, OR 97015
File No. 45142307833

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

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

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
GLOBAL PROPERTY RENTALS LLC	GLOBAL PROPERTY RENTALS LLC	071-020-197.00
PO BOX 147 HENDERSONVILLE, TN 37077	PO BOX 147 HENDERSONVILLE, TN 37077	

Executed this 29 day of December 20 23

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MARTEE BOWERS AND MARC EDINBUGH, SINGLE INDIVIDUALS,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **GLOBAL PROPERTY RENTALS LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 27B, Zone Lot division of Lot 27 of the resubdivision of Lot 27 of John J. Rucker Subdivision, as of record in Book 6250, Page 651, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same premises conveyed to Martee Bowers and Marc Edinbugh, Single Individuals, by Deed dated 09/09/2019 and recorded on 10/11/2019 as Instrument No. 20191011-0104384 I in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 434 ROGER WILLIAMS AVENUE, 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 29th day of December, 2023.

MARTEE BOWERS

MARC EDINBUGH

STATE OF TENNESSEE

COUNTY OF Davidsm

Before me, Martee Bowers and Marc Edinbugh of the state and county mentioned, personally appeared **MARTEE BOWERS AND MARC EDINBUGH** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SHANNON BENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Shannm Bentm
My Commission Expires: November 3, 2025

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 $ 1.00 .

Global Property Rentals LLC
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 29th day of December, 2023

Shannon Benton
Notary Public
My commission expires: November 3, 2025

SHANNON BENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY