THIS INSTRUMENT PREPARED
WITHOUT TITLE SEARCH BY:
Neese Law Firm
208 East Wood Street
Paris, TN 38242
731-642-2189

Karen Johnson Davidson County
Batch# 1111417 DEEDQC
03/15/2024 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240315-0017882

Property Address:
4328 Baton Rouge Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

QUITCLAIM DEED

THIS INSTRUMENT, made and entered by and between **Parker Lee Thompson,** Grantor, and **Jessica Bowden,** Grantee;

WITNESSETH:

For and in consideration of $1.00, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys and quitclaims unto Grantee, her heirs and assigns, any and all his right, title and interest, in land lying in **Davidson County,** State of **Tennessee,** being more particularly described as follows:

Known as Assessor's Parcel 075-11-0-113.00 in Davidson County, Tennessee.

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 72 on the plan of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, page 85 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

This being the same real property conveyed to Parker Lee Thompson and Jessica Thompson, husband and wife, by deed of Kelvin Leon Baxter and Kirsty Baxter, husband and wife, dated March 11, 2019 and of record in Instrument No. 20190315-0023865 in the Register's Office of Davidson County, Tennessee. Parker Lee Thompson and Jessica Thompson (now Jessica Bowden) are now divorced.

This document was prepared without benefit of updated survey and preparer of this document makes no representation as to acreage, square footage, boundaries, or any other matters that would or should be disclosed by inspection and accurate survey.

Neese Law Firm is not the closing agent for this transaction, pursuant to the provisions of I.R.C. Section 6045(e), as amended by the Tax Reform Act of 1986.

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set his signature this 10 day of January, 2024

Parker Lee Thompson

STATE OF New York
COUNTY OF Erie

On this 10th day of January, 2024, personally appeared before me, Parker Lee Thompson, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Seal of office in said County on the day above written.

Notary Public

HEIDI H. GREENBAUM NOTARY PUBLIC ERIE COUNTY, NEW YORK My Comm. Expires October 16, 2026 No. 01GR4999282

My Commission expires: October 16, 2026

Owner and Person responsible for taxes:
Jessica Bowden
4328 Baton Rouge Dr
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is **$1.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this, the 16th day of October, 2023.

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

My Commission expires: 9-7-26

This Quitclaim Deed is exempt from Tennessee Recordation Tax pursuant to Tenn. Code Ann. §67-4-409..

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-10-24.

Affiant Signature

3/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY