THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Jessica Bowden
4328 Baton Rouge Dr
Nashville, TN 37076

Send Tax Bill to:
New Owner

Map-Parcel Number:
075-11-0 113.00

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 11th day of March, 2024.

Notary Public

My Commission Expires:
9-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JESSICA BOWDEN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JESSICA BOWDEN, UNMARRIED AND CLAY WHITAKER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **FRANKLIN COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 4328 Baton Rouge Dr., Nashville, TN 37076.

Karen Johnson Davidson County
Batch# 1111417 DEEDQC
03/15/2024 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240315-0017883

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of March, 2024.

Jessica Bowden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Bowden,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2024.

My commission expires: 9-7-26

Notary Public



Exhibit A

The land referred to in this Commitment is described as follows:

Land in the 3rd Civil District of Davidson County, TN, being Lot No. 72 on the Plan of Highlands of Tulip Grove, Section 4 of record in Plat Book 4860, Page 85, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Jessica Bowden, by Quitclaim Deed from Parker Lee Thompson, filed of record in Instrument No. 202403150017882, Register's office for said County.

Being the same property conveyed to Parker Lee Thompson and Jessica Thompson, husband and wife, by deed dated 04/01/2019, from Kelvin Leon Baxter and Kristy Baxter, husband and wife, of record in Instrument No. 20190315-0023865, as corrected in Instrument No. 20190405-0030910, Register's Office for said County.

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 3-5-24.

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