Karen Johnson Davidson County
Batch# 1159019 DEEDQC
07/17/2024 09:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240717-0053687

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Janet Gail Johns Bowers, Affiant Subscribed and sworn to before me, this 9th day of July, 2024. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Janet Gail Johns Bowers, Trustee 641 Old Hickory Boulevard Unit 121 Brentwood, Tennessee 37027	SAME	171 03 0B 092.00

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, **Janet Gail Johns Bowers**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Janet Gail Johns Bowers, Trustee of the Janet Bowers Living Trust, established by the Revocable Trust Agreement of Janet Gail Johns Bowers, dated July 9, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 9th day of July, 2024.

Janet Gail Johns Bowers

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 Janet Gail Johns Bowers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of July, 2024.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 95, as shown on the map entitled Plan of Phase One, Section Two, Townhomes of Fredericksburg, A Horizontal Property Regime (Private Element), of record in Plat Book 9700, page 364, 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 property conveyed to Janet Bowers by deed from Eura P. Patterson, a married woman, of record as Instrument No. 20210304-0028525, Register's Office for Davidson County, Tennessee.

Janet Gail Johns Bowers and Janet Bowers are one and the same person.

This is improved property known as 641 Old Hickory Boulevard, Unit 121, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 7/9/24.

7/17/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of July, 2024.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

