Karen Johnson
Batch # 1160598
07/22/2024 02:54:43 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240722-0054869

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Paul W. Bowman and Debra A. Bowman, Co-Trustees
Bowman Family Trust
4913 Manassas Circle
Brentwood, TN 30727

Send tax notice to: Paul W. Bowman and Debra A. Bowman, Co-Trustees
Bowman Family Trust
4913 Manassas Circle
Brentwood, TN 30727

Map and Parcel No. 171-03-0A-075.00 CO

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Paul W. Bowman and Debra A. Bowman**, husband and wife, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Paul W. Bowman and Debra A. Bowman, Co-Trustees of the Bowman Family Trust** ("Grantee"), a revocable living trust established pursuant to Tenn. Code Ann. § 35-15-510, under an agreement dated July 16, 2024, Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 147, on the Plan of Section Three, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 7900, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The legal description is taken from the prior deed of record. This improved property is commonly referred to as 4931 Manassas Circle, Brentwood, TN 37027.

Being the same property conveyed from Shannon M. Meadows and husband, Gregory E. Meadows, as joint tenants with right of survivorship, to Paul W. Bowman and wife, Debra A. Bowman, by warranty deed, of record in Instrument No. 20121023-0096881, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 16 day of July, 2024.

Paul W. Bowman

Paul W. Bowman

Debra A. Bowman

Debra A. Bowman

STATE OF WILLIAMSON)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Paul W. Bowman and Debra A. Bowman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of July, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.