Karen Johnson Davidson County
Batch# 1164975 DEEDQC
08/01/2024 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240801-0058540

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tracey Bowers** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Kenneth G Bowers and wife, Linda R. Bowers,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the plan of Section C2 Village of Old Hickory, of record in Book 1835, Page 29, Register's Office for Said County.

Said Lot No. 302 fronts 114.00 feet on the easterly margin of Cunningham Street and Extends back 67.2 feet on the northerly line and 68.0 feet on the southerly line to a dead line in the rear, measuring 114.0 feet thereon.

Property commonly known as: 1209-1211 Cunningham Street, Old Hickory, TN 37138

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Deed of record at Instrument Number 20061219-0156108 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 31 day of **July, 2024.**

Tracey Bowers
Tracey Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Tracey Bowers,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of **July, 2024.**

Maggie Myers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/08/2028

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of **July, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS: 1209 Cunningham St, Old Hickory TN 37138
TAX PARCEL NO.: 053 02 0 011.00
PROPERTY OWNER: **Kenneth G Bowers and wife, Linda R. Bowers**
OWNER'S ADDRESS: 1024 Tabitha Lane, Old Hickory , TN 37138
MAIL TAX BILLS TO: owners at owners address

Certificate of Authenticity

I, Holly A Meason, 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 7/31/24.

Affiant Signature

8/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON