AFTER RECORDING RETURN TO:
ServiceLink - Attn: Refinance
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 2001596665

Karen Johnson Davidson County
Batch# 1168615 DEEDQC
08/13/2024 01:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240813-0061337

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 160 01 0 007.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 3 day of August, 2024, by and between **Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021 who erroneously acquired title as Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 17, 2020,** residing at 931 Forest Acres Court, Nashville, TN 37220, hereinafter referred to as Grantor(s) and **Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021,** residing at 931 Forest Acres Court, Nashville, TN 37220, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Lots 6 & 7, Forest Acres, Section IV of record in Plat at Instrument No. 20130108-0002253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 931 Forest Acres Court, Nashville, TN 37220

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/14/2021 under Instrument Number: 20210914-0123218 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Damon P. Bowers, Trustee

Damon P. Bowers, as Trustee of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021 who erroneously acquired title as Damon P. Bowers, as Trustee of The Bowers Revocable Trust under agreement dated August 17, 2020

Lisa R. Bowers, Trustee

Lisa R. Bowers, as Trustee of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021 who erroneously acquired title as Lisa R. Bowers, as Trustee of The Bowers Revocable Trust under agreement dated August 17, 2020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 3 day of August, 2024.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Lisa Bowers

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 3 day of August, 2024

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021
931 Forest Acres Court
Nashville, TN 37220

Name and address of property owner:

Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021
931 Forest Acres Court
Nashville, TN 37220

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Damon Bowers

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 3 day of August, 2024

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021
931 Forest Acres Court
Nashville, TN 37220

Name and address of property owner:

Damon P. Bowers and Lisa R. Bowers, as Trustees of The Bowers Revocable Trust under agreement dated August 10, 2017 effective April 12, 2021
931 Forest Acres Court
Nashville, TN 37220

Tennessee Certification of Electronic Document

I, Ryan Mikita, 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 08/03/2024 (date of document).

Affiant Signature

08/05/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5th day of Aug., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282