Karen Johnson Davidson County
Batch# 1224592 DEEDQC
01/08/2025 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001595

# QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

SG-QCD-24-0T

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 8 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Bettina Bowers** | **Bettina Bowers** | |
| (NAME) | (NAME) | **06104003000** |
| **0 Tanglewood Court,** | **4905 Tanglewood Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Nashville TN 37216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERAN NAWKAS AND REDOUR NAWKAS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BETTINA BOWERS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee between the Gallatin Turnpike Road and the Cumberland River and being part of the A.J. McGaughey Farm, described according to a survey made by S.M. McMurray Engineering Co. in May 1926, as follows:

Beginning at an iron pin located at the southeast corner of the present McGaughey Garden running thence N. 28 degrees 49 minutes West 178 feet to another iron pin; thence North 53 degrees 19 minutes East 29.8 feet thence North 27 degrees 19 minutes North 402.5 feet to an iron pin and the line of a wire fence; thence with said wire fence North 64 degrees 54 minutes East 136.8 feet continuing with said wire fence North 60 degrees 26 minutes Easr 74 feet; thence with the same fence North 46 degrees, 6 minutes East 174 feet to a Maple tree; thence South 35 degrees 44 minutes East 166 feet; thence South 29 degrees 52 minutes East 126.1 feet; thence South 32 degrees, 20 minutes East 100 feet; thence South 32 degrees, 27 minutes East 154.5 feet to an iron pin; thence South 49 degrees 15 minutes West 200 feet; thence South 52 degrees 54 minutes West 264.4 feet to the point of beginning.

Included in the above desecription but expressly excluded therefrom is that portion of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Emma Lee Smith, of record in Book 3647, page 93, R.O.D.C. also included in the above description but excluded therefrom is that property conveyed to Joseph O. Corlew by deed from Earl McNabb, Trustee, of record in Book 4037, page 403, Register's Office for Davidson County, Tennessee.

(All descriptions herein are from previous deed of record)

Being the same property conveyed to Norma Ford Arnold, Gwen Ford Randle, and Carol Ford Wallace as joint tenants without the right of survivorship by Quitclaim Deed from Evelyn Ford of record in Instrument No. 20060623-0075413 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meran and Redour Nawkas by Final Decree Confirming Sale of record in Instrument No. 20230418-0028416 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **0 Tanglewood Court, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 8 day of January, 2025.

Meran Nawkas
Meran Nawkas

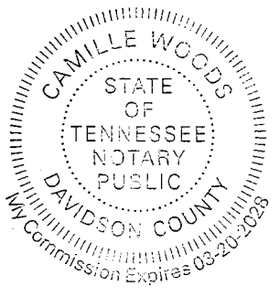
Redour Nawkas
Redour Nawkas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8 of January, 2025.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

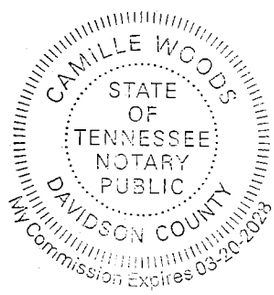



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8 of January, 2025.

Notary Public
My Commission Expires: 3.20.28
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 1/8/2025 (date of document).

Affiant Signature

Date 1/8/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of JANUARY, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025