Karen Johnson Davidson County
Batch# 1242854 DEEDQC
03/04/2025 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0016220

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 4, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Bowlby Family Trust
6403 Waterford Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
131-06-0E-212.00-CO

QUITCLAIM DEED

William Bowlby and Patricia W. Bowlby, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Bowlby Family Trust**, dated March 4, 2025 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 4, 2025**.

William Bowlby

Patricia Williams Bowlby

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William Bowlby and Patricia Williams Bowlby**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 4, 2025.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, Being Unit 217, of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed, of record in Book 6666, Page 749, as amended by amendments of record in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738 and Third Amendment of record in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of said lot.

Being the same property conveyed to William Bowlby and Patricia W. Bowlby, husband and wife, from Lani M. Skidmore and Hampton Mauzy, wife and husband, by deed of record in Instrument No. 20211216-0166445, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 217 Boxmere Place, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 March 4, 2025.

Affiant Signature

3/4/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 4, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028