Karen Johnson Davidson County
Batch# 1300662 DEEDQC
07/22/2025 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250722-0057759

This Instrument Prepared By: **Michael R. Griffin** **GULLETT SANFORD ROBINSON & MARTIN PLLC** 150 Third Avenue South, Suite 1700 Nashville, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Candice E Ethridge **AFFIANT** Subscribed and sworn to before me, this 18th day of July, 2025. Notary Public My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2028

Address New Owners As Follows:
Bowden Ethridge Community Property Trust
3408 Amanda Avenue
Nashville, TN 37212

Send Tax Bills To:
SAME

Map-Parcel Number:
117-08-0-099.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Candice L. Ethridge**, married ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **BOWDEN ETHRIDGE COMMUNITY PROPERTY TRUST DATED JULY 18, 2002** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Candice E. Sanders by deed from Richard J. Sanders of record in Book 6802, page 776, Register's Office for Davidson County, Tennessee. The said Candice E. Sanders changed her name to Candice Ethridge pursuant to an order filed with the Davidson County Circuit Court Clerk in Case No. 94P828. The said Candice Ethridge is also known as Candice L. Ethridge.

The legal description is the same as in the previous instrument of record. A new legal description was not prepared for this transaction.

Kevin L. Bowden joins in the execution of this instrument to quitclaim any interest he may have in the subject property as spouse of Candice L. Ethridge.

This is improved property known as 3408 Amanda Avenue, Nashville, TN 37212.

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

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 18th day of July, 2025.

Candice Ethridge
Candice L. Ethridge

Kevin L Bowden
Kevin L. Bowden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CANDICE L. ETHRIDGE AND KEVIN L. BOWDEN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2025.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2028

True Copy Certification

I, Michael R. Griffin, 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 July 18, 2025.

Affiant Signature

Date: July 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22 day of July, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

