QUITCLAIM DEED

This Instrument was Prepared by:
Ashley Goins
Stites & Harbison PLLC
401 Commerce St. Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1356897 DEEDQC
12/11/2025 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098805

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
Zachary Taylor Bowden & Sarah Lucianne Bowden 1314B Pillow Street Nashville, TN 37203	NEW OWNER	**105 07 0G 002.00 CO**

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by Grantee, the receipt and legal sufficiency of which is hereby acknowledged, THIS QUITCLAIM DEED, by and between **Zachary Taylor Bowden,** ("Grantor") hereby quitclaims unto **Zachary Taylor Bowden and Sarah Lucianne Bowden, husband and wife** ("Grantees"), their heirs and assigns forever, all of Grantor's right, title and interest in and to certain improved real property located in **Davidson County**, Tennessee, and being more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1314 Pillow Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140123-0006518, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit 'B" to said Declaration; together with a percentage interest in the common elements as set forth n said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Taylor Bowden by Warranty Deed from Emily J. Gray recorded on April 27, 2022 in Instrument No. 20220427-0048775, in the Register's Office of Davidson County, Tennessee.

Said property is subject to: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record and; 5) All applicable government and zoning regulations.

Said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, forever.

This is improved property known as: **1314B Pillow Street, Nashville, Tennessee 37203.**

Witness my hand this 8th day of December, 2025.

Zachary Taylor Bowden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said State and County, **Zachary Taylor Bowden**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December 2025.

Notary Public

My Commission Expires: September 7th, 2026

RACHAEL MARIE STONE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 7, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY Davidson)

The Actual consideration or value of property conveyed (whichever is greater) is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

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

Notary Public

My Commission Expires: September 7th, 2026

RACHAEL MARIE STONE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 7, 2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashley Goins, 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 December 8, 2025 (date of document).

Ashley Goins
Signature

12/11/25
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 11th day of December, 2025.

Fara Lobertini
Notary's Signature

My Commission Expires: September 5, 2028

Notary's Seal

