Karen Johnson Davidson County
Batch # 1407721 DEEDQC
04/17/2026 01:38:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260417-0031720

QUITCLAIM DEED

	MAP/PARCEL NUMBER(s): 08310026000
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Matthew Cody Bowers	Matthew Cody Bowers
1711 Forrest Avenue	180 Lelawood Circle
Nashville, Tennessee 37206	Nashville, Tennessee 37209

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, and other good and valuable consideration, Amanda Marie Bowers, Grantor, by these presents, hereby quitclaims and conveys unto Matthew Cody Bowers, Grantee, his successors and assigns, all of her right, title, and interests in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 84 on the map of Lockeland, Chadwell home place of record in Plat Book 57, Pg. 135, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Cody Bowers, by Warranty Deed from Christian Roreau, of record in Instrument No. 20130402-0032322, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Cody Bowers and Amanda Marie Bowers, husband and wife, by Quitclaim Deed from Matthew Cody Bowers, of record in Instrument No. 20190610-0055576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: 1711 Forrest Avenue, Nashville, Tennessee 37206.

WITNESS my hand this 18 day of FEBRUARY, 2022.

AMANDA MARIE BOWERS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Amanda Marie Bowers, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 18th day of February, 2022.

Notary Public

KARLA DIETRICH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12/19/2023

The actual consideration or value, whichever is greater, for this transfer is -0-.

By:
MATTHEW CODY BOWERS

STATE OF Tennessee)
COUNTY OF Davidson)

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 25th day of February, 2022.

Notary Public

LISA C. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 7th, 2024

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: ***s/ Thomas J. Dement II***
Thomas J. Dement II
Attorneys at Law
201 4th Avenue North, Suite 1100
Nashville, Tennessee 37219
(615)324-2732
thomas.dement@leitnerfirm.com