Karen Johnson Davidson County
Batch# 1459824 DEEDQC
08/17/2026 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076264

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 7 day of August 2026.

Notary Public
My commission expires: 1/17/2027

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Kenneth George Bowers and Linda Ruth Ryans Bowers, Trustees | New Owner | 053 02 0 011.00 |
| 1024 Tabitha Ln. | | |
| Old Hickory, TN 37138 | | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Kenneth G. Bowers and wife, Linda R. Bowers,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest to **Kenneth George Bowers and Linda Ruth Ryans Bowers, Trustees of the Kenneth George Bowers and Linda Ruth Ryans Bowers Living Trust dated August 7, 2026,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 302 on the plan of Section C2 Village of Old Hickory, of record in Book 1835, Page 29, in the Register's Office, Davidson County, Tennessee.

Said Lot No 302 fronts 114.00 feet on the easterly margin of Cunningham Street and Extends back 67.2 feet on the northerly line and 68.0 feet on the southerly line to a dead line in the rear, measuring 114.0 feet thereon.

Being the same property conveyed Kenneth G. Bowers and wife, Linda R. Bowers by Quit Claim Deed from Tracey Bowers dated July 31, 2024, recorded August 1, 2024 in Book Instrument No. 20240801-0058540 in the Official Records of Davidson County, Tennessee.

This property is known as 1209-1211 Cunningham St, Old Hickory, TN 37138.

Witness my/our hands this 7 day of August 2026.

Kenneth G. Bowers

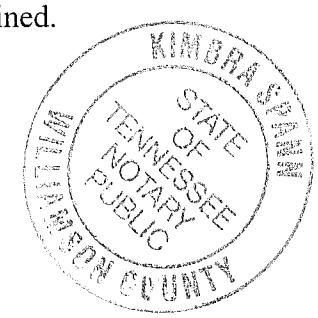
Linda R. Bowers

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kenneth G. Bowers and Linda R. Bowers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand this 7th day of August 2026.

Notary public
My commission expires: 1/17/2027




THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kimbra Spann, 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 8/7/2026.

Date

Affiant Signature

8/12/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of August, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY