Quitclaim Deed of Executor

130-01-0 15760

MAP/PARCEL #7DZ 29940

GRANTOR: THOMAS RAINS COWAN, EXECUTOR, ESTATE OF MARIE RICE COWAN, DECEASED

GRANTEE: THOMAS RAINS COWAN, INDIVIDUALLY
710 WESTVIEW AVENUE
NASHVILLE, TN 37205

SEND TAX NOTICES TO:

THOMAS RAINS COWAN
710 WESTVIEW AVENUE
NASHVILLE, TN 37205

BILL GARRETT, Davidson County
Trans:T20110017590 DEEDQC
Recvd: 03/25/11 13:38 2 pgs
Fees:12.00 Taxes:0.00
20110325-0023166

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Under TCA § 67-4-409(a)(3)(D) this instrument is exempt from the transfer tax as a distribution of realty to the beneficiaries of a will.

Thomas Rains Cowan

THOMAS RAINS COWAN, *Executor, Estate of Marie Rice Cowan, Deceased*

DONNA PERKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

SWORN TO and SUBSCRIBED BEFORE ME this 24th day of March, 2011.

Donna Perkins

My Commission Expires: 09/03/12

DONNA PERKINS, *Notary Public*

(SEAL)

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

The following is a Quitclaim Deed from Thomas Rains Cowan, as Executor of the Estate of Marie Rice Cowan, to Thomas Rains Cowan, individually, as beneficiary of the Estate of Marie Rice Cowan.

RECITALS:

1. By Warranty Deed dated September 14, 1979, of record in Book 5499, page 342, Office of the Register for Davidson County, Tennessee, realty generally described as 134 Blackburn Drive, Nashville, Tennessee 37205, was conveyed to Marie R. Cowan by Nell J. Blakemore. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. On May 22, 2010, Marie Rice Cowan died a resident of Nashville, Davidson County, Tennessee.

3. On June 9, 2010, the Will of Marie Rice Cowan, dated November 20, 2002, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket Number 10P-902, and Thomas Rains Cowan was confirmed as the Executor of the Estate.

4. Under the Will of Marie Rice Cowan, Thomas Rains Cowan is the sole beneficiary of the below-described property.

5. The purpose of this Quitclaim Deed is to carry out the provisions of the Will by transferring title to the realty below-described to the intended beneficiary, Thomas Rains Cowan.

6. Marie R. Cowan and Marie Rice Cowan are one and the same person.

CONVEYANCE

Thomas Rains Cowan, as Executor of the Estate of Marie Rice Cowan, Deceased, hereby quitclaims, transfers, and conveys all right, title, and interest of the Decedent, Marie Rice Cowan, to Thomas Rains Cowan, individually, in the following-described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54 on the Bransford Realty Company's Subdivision of Belle Meade Golf Links, of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 54 fronts 60 feet on the southwest side of Blackburn Drive and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed by Warranty Deed from Nell J. Blakemore to Marie R. Cowan by deed of record in Book 5499, page 342, Office of the Register for Davidson County, Tennessee. Marie R. Cowan died May 22, 2010, having been predeceased by her husband, J. V. Cowan, Jr., on August 25, 2006. Marie R. Cowan and Marie Rice Cowan are one and the same person.

This is improved property commonly known as 134 Blackburn Drive, Nashville, Davidson County, Tennessee 37205.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **24th** day of **March, 2011**.

Thomas Rains Cowan

THOMAS RAINS COWAN, *Executor of the Estate of Marie Rice Cowan, Deceased*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **DONNA PERKINS**, a notary public in and for said county and state, the within named **THOMAS RAINS COWAN**, Executor of the Estate of Marie Rice Cowan, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of **March, 2011**.

Donna Perkins

DONNA PERKINS, ***Notary Public***

My Commission Expires: 09/03/12

(S E A L)

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012