Quitclaim Deed of Executor

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

MAP 130-7/PARCEL NO. 50

BILL GARRETT, Davidson County
Trans:T20110017590 DEEDQC
Recvd: 03/25/11 13:39 2 pgs
Fees:12.00 Taxes:0.00
20110325-0023167

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

(SEAL)

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

My Commission Expires:
09/03/12

DONNA PERKINS, *Notary Public*

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 July 28, 1965, of record in Book 3917, page 38, Office of the Register for Davidson County, Tennessee, realty generally described as 710 West View Avenue, Nashville, Tennessee 37205, was conveyed to J. V. Cowan and wife, Marie R. Cowan. The legal description of the said property appears below in the Conveyance portion of this Quitclaim Deed.

2. J. V. Cowan died on August 25, 2006, and ownership of said property vested in his surviving wife, Marie Rice Cowan.

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

4. 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.

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

6. 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.

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:

Being Lots Nos. 183-A and 183-B on the Plan of the Resubdivision of part of Royal Oaks, as of record in Book 974, Pages 4 and 5, Register's Office for said County.

According to a survey made by T. R. Sanford, Surveyor, August 30, 1949, said Lots Nos. 183-A and 183-B front together 200 feet on the easterly side of West View Avenue and run back 298.5 feet on the northerly line and 295 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to J. V. Cowan, Jr. and wife, Marie R. Cowan, by Warranty Deed of record in Book 3917, page 38, Office of the Register for Davidson County, Tennessee, the said J. V. Cowan, Jr. having died on August 25, 2006, survived by the said Marie R. Cowan. J. V. Cowan and J. V. Cowan, Jr. are one and the same person, and Marie R. Cowan and Marie Rice Cowan are one and the same person.

This is improved property commonly known as 710 Westview Avenue, Nashville, Davidson County, Tennessee.

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, ***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