BILL GARRETT, Davidson County
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20160504-0043968

THIS INSTRUMENT WAS PREPARED BY:

Law Office of James A. Flexer
Lewis A. Williams, Esq.
1900 Church Street, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

FROM: **Carl H. Cowan, III**

Map-Parcel No. **182-06-0A-346.00CO**

TO: **Mary Elizabeth Sonnier**

Address New Owner(s) as follows:
Mary Elizabeth Sonnier
8481 Lawson Drive
Antioch, TN 37013

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **Mary Elizabeth Sonnier**, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Sonnier v. Cowan, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Mary Elizabeth Sonnier

Sworn to and subscribed before me, this 19th day of April, 2016.

SHARRON C. COUCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sharron C. Couch
NOTARY PUBLIC

My Commission Expires: 1/20/2020

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, **Carl H. Cowan, III**, does transfer, quitclaim and convey unto the said **Mary Elizabeth Sonnier**, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 283, on the plan of Final Plat for Cluster Lot Subdivision,, Old Hickory Hills, Phase Three, Section Two, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Mary Elizabeth Sonnier and Carl H. Cowan, III, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 14, 2012, appearing of record in Instrument Number 20120518-0043045, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20020116-0006750, amended in Instrument Number 20101116-0091730, amended in Instrument Number 20101116-00091730; Easement to United Telephone of record in Instrument Number 20020123-0009339; Charter of Old Hickory Hills Homeowners Association of record in Instrument Number 20020123-0009417, amended in Instrument Number 20081219-0121385; Storm Water Detention Agreement of record in Instrument Number 20010306-0021333; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001030-0107214; and to any and all matters shown on said plat and survey of record in Instrument Number 20070516-0058484; all of said Register's Office.

THIS conveyance subject to any and all existing easements and/or restrictions of record.

Map & Parcel: 182-06-0A-346.00CO

Witness my hand this 19th day of April, 2016.

Carl H. Cowan, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharron C. Couch, a Notary Public in and for said County and State, the within named **Carl H. Cowan, III**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee, this 19th day of April, 2016.

Sharron C. Couch
NOTARY PUBLIC

SHARRON C. COUCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 6, 2020

My Commission Expires: 1/6/2020