QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other good and sufficient considerations not herein mentioned, in hand paid, the receipt and sufficiency of which are hereby acknowledged, I, **MARY F. MCGOWAN,** have bargained and sold and by these presents do transfer, convey and quitclaim unto **MARIA A. STEPAN**, her heirs and assigns, all right, title and interest which we may have in and to a certain tract or parcel of land situated in the _____ Civil District of **Davidson County, Tennessee**, and described as follows:

BEING Lot No. 44, on the Plat of Murray Heights, of record in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is subject to such easements and setback lines of record Book 2663, Page 37; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6171, Page 882, said Register's Office.

This is improved property known as 3816 East Ridge Drive, Nashville, Tennessee 37211

Being the same property conveyed to Larry R. McGowan and wife, Mary F. McGowan by of record in 20040422-0045751, Register's Office, Davidson County, Tennessee. The said Larry R. McGowan died intestate as a resident of the State of Tennessee on February 25, 2011. The Grantor, Mary F. McGowan, and the said Larry R. McGowan were husband and wife on the day and date of the death of the said Larry R. McGowan, and were married continuously from and after the date of the acquisition of the aforedescribed real property (April 14, 2004) through and until the death of the said Larry R. McGowan.

This deed was prepared from information furnished by the parties hereto. No title examination has been made, and the Law Office of Howard L. Upchurch shall not be responsible for the status of title to the property or the accuracy of such information and/or property description.

TO HAVE AND TO HOLD the said real property, with appurtenances, estate, title, and interest thereto belonging, to the said **MARIA A. STEPAN**, her heirs and assigns, forever.

WITNESS my hand this 25 day of January, 2017.

BILL GARRETT, Davidson County
Trans:T20170007248 DEEDQC
Recvd: 01/25/17 12:45 2 pgs
Fees:12.00 Taxes:0.00
20170125-0008193

Mary F. McGowan
MARY F. MCGOWAN

STATE OF TENNESSEE *
*
COUNTY OF Davidson *

JAMES KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY F. MCGOWAN,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS our hands and official seal at Nashville, Tennessee, this 25 day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 9-11-17

Map 148-6, Parcel 44.00

Tax Assessor's Office

This instrument prepared by:

The Law Offices of
Howard L. Upchurch
Attorney at Law
P.O. Box 381
Pikeville, TN 37367

Address of Grantee(s) and person responsible for payment of taxes:

Maria A. Stepan
408 Carter Glen Drive
Bellevue, Tennessee 37221

I, or we, hereby swear or affirm that actual consideration for this transfer is $_____, which amount is equal to or greater than the amount which the property transfer would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the ____ day of _____, 20____.

_____
NOTARY PUBLIC OR REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Maria A Stepan **Affiant**
Subscribed and sworn before me this the
25 **Day of** January, 2017.
Brandi Weaver, **Deputy Register**