Karen Johnson Davidson County
Batch# 194333 DEEDQC
02/12/2019 10:30:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190212-0013050

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

# QUITCLAIM DEED

**This Quitclaim Deed**, executed as of the 25th day of January, 2019, at Davidson County, Tennessee, by Grantor, James E. Cowden, to Grantee, Cowden Land Trust, Leslie C. Torres, Trustee.

**Witnesseth:**

**THAT** Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to itself, and to its assigns and successors forever, certain real estate situated in 11th Civil District of Davidson County, Tennessee on an unrecorded plat of the Nawakwa Hill Annex, Section No, 2, a subdivision, according to a survey and plat made by Harvey Gee, a surveyor, of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planning commission January 15, 1949, and designated by said Planning Commission as Subdivision No, 49-4, to which plat reference is hereby made, and more particularly described as follows:

**Being** Lots Nos. 6 and 13:

**Beginning** on the northerly margin of Tacoma Trail, at the southeast corner of the property conveyed to Charles U. Coggin, Trustee, by deed from Homer B. Collins, et.al., of record in Book 1677, page 173, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 14 and 24;

thence with the line between said two lots, northwardly 150 feet to the corner of Lots Nos. 14 and 23;

thence with the line between said two lots, eastwardly 150 feet to the northwest corner of Lot No. 15;

thence with the line between said Lots Nos. 14 and 15, southwardly 150 feet to the northerly margin of Tacoma Trail;

thence with same, westwardly 150 feet to the **beginning.**

Being the same property conveyed to James E. Cowden and wife, Roberta Ann Cowden, by deed of record in Book 8205, page 9, Register's Office of Davidson County, Tennessee. Roberta Ann Cowden, deceased, estate administration in the Probate Court for Davidson County, Tennessee, case number 06P19.

This is unimproved real property known as parcel ID No.: 05313001800 a/k/a 0 Tacoma Trail, Nashville, TN 37115

**In Witness Whereof**, Grantor has executed this Deed as of the date and at the place first above written.

James E. Cowden

**State of Tennessee** )
**County of Davidson** )

**Before me**, the undersigned notary public of the state and county aforesaid personally appeared James E. Cowden, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

**Witness** my hand and seal at office in Davidson County, Tennessee, this 25th day of January, 2019.

Dawn E. Wright Notary Public

DAWN E. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

May 5, 2020

| **Name and Address of Property Owner:** | **Person or Entity Responsible For Payment of Property Taxes:** | **Parcel ID Numbers:** |
|---|---|---|
| Leslie C. Torres<br>Pemberton Drive<br>Dallas, TX 75230 | Leslie C. Torres<br>6714 Pemberton Drive<br>Dallas, TX 75230 | 05313002000 |

**State of Tennessee** )
**County of Davidson** )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Leslie C. Torres, Affiant

Sworn to and subscribed before me
this 25th day of January, 2019

Dawn E. Wright, Notary Public

DAWN E. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
May 5, 2020