Karen Johnson Davidson County
Batch# 194333 DEEDQC
02/12/2019 10:30:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190212-0013051

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 d 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. 16, 17 and 21:

Beginning at a point in the northerly margin of Tacoma Trail, said point being 300 feet easterly from the southeast corner of the property conveyed to Beverly J. Hopkins, by deed of record in Book 3158, page 396, Register's Office for Davidson County, Tennessee;

thence northwardly along the westerly lines of Lots Nos. 16 and 21, 300 feet to a point in the southerly margin of Choctaw Trail, the common front corner of Lots Nos. 21 and 22;

thence eastwardly with said margin of Choctaw Trail, 150 feet to a point, the common front corner of Lots Nos. 20 and 21;

thence southwardly along the line between Lots Nos. 20 and 21, 150 feet to the common corner of Lots Nos. 16, 17, 20 and 21;

thence eastwardly along the line between Lots Nos. 17 and 20, 150 feet to a point which is the common corner of Lots Nos 17, 18, 19 and 20;

thence southwardly with the line between Lots nos. 17 and 18, 150 feet to a point in the northerly margin of Tacoma Trail;

thence westwardly along the northerly margin of Tacoma Trail, 300 feet to the point of **beginning**.

Being the same property conveyed to James E. Cowden and wife, Roberta Ann Cowden, by deed of record in Book 5387, page 178, 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 nos.: 05313001100 and 05313001200 a/k/a 0 Choctaw Trail, Nashville, TN 37115 and parcel ID nos. 05313001500 and 05313001600 a/k/a 0 Tacoma Trail, Nashville, TN 37115.

Being Lots No. 20:
Beginning on the southerly margin of Choctaw Trail, 450 feet east of the northeast corner of the property conveyed to Charles U. Coggin, Trustee, by deed from Homer B. Collins, et al, of record Book 1677, Page 143, Register's Office for Davidson County, Tennessee being the corner of Lots Nos. 20 and 21;
thence with the line between said two lots, southwardly 150 feet to the northwest corner of Lot No. 16;
thence with the line between said Lots Nos. 17 and 20, eastwardly 150 feet to the southwest corner of Lot No. 19;
thence with the line between said Lots Nos. 19 and 20, northwardly 150 feet to the southerly margin of Choctaw Trail;
thence with same, westwardly 150 feet to the **beginning**.

Being the same property conveyed to James E. Cowden and wife, Roberta Ann Cowden, of record in Book 5387, page 178, 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.: 05313001500 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 25h day of January, 2019.

Dawn E. Wright Notary Public

My Commission Expires:

May 5, 2020

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

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Parcel ID Numbers:
Leslie C. Torres	Leslie C. Torres	05313001100 (Lt. 16)
Pemberton Drive	6714 Pemberton Drive	05313001500 (Lt. 20)
Dallas, TX 75230	Dallas, TX 75230	05313001600 (Lt. 21)

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