Karen Johnson Davidson County
Batch# 194333 DEEDQC
02/12/2019 10:30:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190212-0013053

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. 15 and 22:

Beginning at a point in the northerly margin of Tacoma Trail, said point being 150 feet easterly from the southeast comer of the property conveyed to James E. Cowden by deed of record in Book 5000, page789, Register's Office for Davidson County, Tennessee;

thence northerly along the westerly line of Lots Nos. 15 and 22, 300 feet to point in the southerly margin of Choctaw Trail, the common front corner of Lots Nos. 22 and 23;

thence eastwardly with said margin of Choctaw Trail, 150 feet to a point, the common front corners of Lots 21 and 22;

thence southwardly along the westerly line between Lots Nos. 21 and 16, 300 feet to a point in the northerly margin of Tacoma Trail;

thence westwardly along the northerly margin of Tacoma Trail 150 feet to the point of the **Beginning**.

Being the same property conveyed to James E. Cowden and wife, Roberta Ann Cowden, by deed of record in Book 5000, page 789, 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.: 05313001000 a/k/a 0 Choctaw Trail, Nashville, TN 37115 and parcel ID No. 05313001700 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 Pemberton Drive Dallas, TX 75230	Leslie C. Torres 6714 Pemberton Drive Dallas, TX 75230	05313001000 (Lt. 15) 05313001700 (Lt. 22)

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

My Commission Expires:
May 5, 2020

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