Karen Johnson Davidson County
Batch# 215704 DEEDQC
04/09/2019 11:57:14 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190409-0032269

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 Eugene Cowden, Affiant
Subscribed and sworn before me this the
9 Day of April, 2019.
Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Eugene Brandon Cowden
New Owner + Tax Bills:
Eugene Brandon Cowden, Grantee(s)
913-A Oakvale rd
Hermitage, Tn 37076
Consideration: $ 10.00
Property Transfer Tax: $
Assessor's Parcel No.:
PREPARED BY: Jerry Dwayne Smith certifies herein that he or she has prepared this Deed.

Jerry D. Smith
Signature of Preparer

3-30-2019
Date of Preparation

Jerry D. Smith
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 04/01/2019 in the County of Davidson, State of Tennessee by Grantor(s), Jerry Dwayne Smith, whose post office address is 525 Anderson Ln Madison, TN 37115 to Grantee(s), Eugene Brandon Cowden Jr, whose post office address is 913-A Oakvale rd Hermitage, TN 37076

WITNESSETH, that the said Grantor(s), Jerry Dewayne Smith, for good consideration and for the sum of Ten Dollars and zero cents ($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Jerry D. Smith
Signature of Grantor

Signature of Second Grantor (if applicable)

Jerry Dwayne Smith
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Samantha L. Ayers
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Samantha L Ayers
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Eugene B. Cowden Jr.
Signature of Grantee

Signature of Second Grantee (if applicable)

Eugene Brandon Cowden Jr
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Samantha L. Ayers
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Samantha L Ayers
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Exhibit "A"

BEING part of Lot No. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 1161, page 113 and Book 332, page 51, Register's Office for said County, being Lot No. 4 on an unrecorded survey made by J.B. Wauford and Co., Consulting Engineers, Oct 25, 1960, described to said survey as follows:

Beginning at a point on the westerly margin of Snow Avenue at the northeast corner of Lot No. 3 on said survey conveyed to David L. Ferguson and Wife, by deed from Maddux Construction Company, Inc., of record in Book 3221, page 373, said Register's Office; thence with the westerly margin of said Avenue, North 8 deg. 30 min. West 75.7 feet to the southeast corner of Lot No. 5 on said survey conveyed to Charles W. Gourley and wife, by deed from Maddux Construction Company, INC., of record in Book 3186, page 254, said Register's Office; thence with the line between said Lots Nos. 4 and 5, westwardly 170.7 feet to the northeast corner of Lot No. 2 on said conveyed to Beadie Lawrence Bowling and Wife, by deed from Maddux Construction Company, Inc., of record IN Book 3252, page 239, said Register's Office; thence with the line between Lots Nos. 2 and 4, Southwardly 75.7 feet to the northwest corner of said Lot No. 3; thence with the line between said Lots Nos. 3 and 4, eastwardly 171.9 feet to the beginning.

BEING the same property conveyed to Gracie A. Holder, Single., by Warranty Deed from Ray S. Wiggins and wife, Judy C. Wiggins, dated February 29, 1980, in Book 5577, page 246, said Register's Office. The said Gracie A. Holder having died on March 20, 2002, intestate. Pursuant to the Affidavits of Heirship filed at Instrument No. 20190221-0015905 and 20190221-0015906, Register's Office for Davidson County, Tennessee, title is now vested in John E. Holder, Thomas A. Holder, Jack R. Holder, Kenneth R. Holder and Stephanie Nicole Holder as sole heirs at law of Gracie Aline Holder (AKA Gracie A. Holder). THIS conveyance is subject to any and all existing easements and restrictions of record and all zoning regulations that is applicable.

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NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 04/01/2019, before me, Shailesh Patel, a notary public in and for said state, personally appeared, Jerry Dwayne Smith, Eugene Brandon Carder, Jr.

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TN Driver License

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
DAVIDSON COUNTY
My Commission Expires 05-06-2019