Karen Johnson Davidson County
Batch# 250625 DEEDQC
07/01/2019 10:40:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190701-0063468

This Instrument Prepared By:
Larry D. Cantrell – Attorney at Law, P.C.
2016 – 8th Avenue South
Nashville, TN 37204 - 2202
(615) – 395 – 3291/FAX (615) – 297 - 9007

This instrument was prepared solely upon the information provided by the parties with no title examination being requested or made. The parties (Grantor and Grantee) hold Larry D. Cantrell, Attorney at Law individually and as a Professional Corporation harmless from any and all liability in connection herewith.

Name and Address of New Owners:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kerry W. Cowell & Lisa Cowell 1022 McMahan Avenue Nashville, TN 37216	Same as new owner	Map 41-10 Parcel 31

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 1ST day of JULY, **2019**, by and between **Kerry William Cowell** ("Grantor") and **Kerry William Cowell and Wife, Lisa M. Cowell**("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the Express Purpose of the Creation of a Tenancy by the Entireties by and between the said **Kerry William Cowell and Wife, Lisa M. Cowell** in the herein described property and no monetary consideration but other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim; unto the said **Kerry William Cowell and Wife, Lisa M. Cowell** unto Grantees, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate in Davidson County, State of Tennessee having an address of 3918 Banbury Drive, Nashville, TN 37207, described as follows, to - wit:

Land in Davidson County, Tennessee being Lot No. 426 on the plan of Bellshire Estates, Section "B", of record in **Plat Book 2331, Page 129,** Register's Office for Davidson County, Tennessee.

Said Lot fronts 114.9 feet on the westerly margin of Banbury Drive, and extends back between lines measuring 364.9 feet on the northerly side, and 265.2 feet on the southerly side to a dead line in the rear which it

measures 234.6 feet.

Being the same property conveyed to **Charles W. Cowell** and wife, **Mary Ann Cowell** by Warranty Deed from **P.T. Crownover, Jr.**, and wife, **Jane Alice Crownover**, of record in **Deed Book 4033, Page 165**, Register's Office for Davidson County, Tennessee.

Kerry William Cowell was the sole owner of the herein listed property by virtue of being the sole beneficiary of the Estate of **Charles William Cowell** who died November 9, 2018. The Affidavit of Inheritance (Real Estate) Per **T.C.A § 30-2-712** relative to the subject property duly recorded in the Register's Office for Davidson County, Tennessee same being **Instrument Number 20190619 – 0059026** recorded June 19, 2019 is hereby incorporated into and made a part of this document by reference as fully as if copied herein verbatim.

The above-described property is improved property.

Known as 3918 Banbury Drive, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Kerry William Cowell, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KIMBERLY HANAFUSA, a Notary Public of the State and County aforesaid, personally appeared **Kerry William Cowell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the, the within named bargainor, and that he as such, executed the foregoing instrument for the purpose(s) therein contained, by signing himself as Grantor.

WITNESS my hand and seal, this 1ST day of JULY, **2019**.

Notary Public

My Commission Expires: July 6, 2020

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is the Creation of a Tenancy by the Entirety with my Wife **Lisa M. Cowell** and $0.00 Dollars monetary consideration.

Lisa M. Cowell

Lisa M. Cowell, Affiant Grantee

Subscribed and sworn to before me this 1ST day of July, **2019**.

K. Hanafusa

Notary Public

My Commission Expires: July 6, 2020

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020