# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 389720 DEEDQC
04/22/2020 12:35:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200422-0042306

R-LF-20-476

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 20 20.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

RUDY TITLE & ESCROW
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **NICHOLAS GOWEN** | **NEW OWNER** | |
| (NAME) **586 Country Club Ln** | (NAME) | **142-02-0-254.00**<br>**142-02-0-255.00** |
| (ADDRESS) **NASHVILLE, TN 37205** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY G. GOWEN, A MARRIED PERSON,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NICHOLAS GOWEN AND MARK FRANKLIN STANLEY, JR. MARRIED TO EACH OTHER** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lots No. 305 and 306 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 305 which fronts 48.74 feed on the Northerly margin of Saddle Drive and runs back between lines 243.1 feet on the Easterly line and 225.0 feet on the Southwesterly line to a broken dead line in the rear on which it measures 255.88 feet.

Said lot No. 306 fronts 84.7 feet on the northerly line of Saddle Drive and runs back between lines 191.4 feet onteh easterly line and 243.1 feet on the westerly line to a broken line in teh rear, one segment being 72.63 feet and the other segment being 166.3 feet.

Being the same property conveyed to Nicholas Gowen and Mark Franklin Stanley Jr., married to each other, and Gregory G. Gowen, a married person, tenants in common with right of survivorship by Warranty deed from Jerry P. Langford, unmarried of record in Instrument No. 20180410-0033794 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 10, 2018.

The above-described property is not the primary or marital residence of the grantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **465 and 476 Saddle Drive, Nashville, Tennessee 37221**.

Witness my hand this the 3rd day of March, 2020.

GREGORY G. GOWEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY G. GOWEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

**RETURN TO:**

RUDY TITLE & ESCROW
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212