THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 500286 DEEDQC
10/22/2020 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0122885

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John Paul Cowan Colleen Gerry Cowan 1107B Boscobel Street Nashville, TN 37206	Same	083-13-3A-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Paul Cowan, and Colleen Gerry Cowan FKA Colleen Elizabeth Gerry, husband and wife,** by these presents does hereby quitclaim and convey unto **John Paul Cowan, and Colleen Gerry Cowan, husband and wife,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 1107B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1107 Boscobel Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170117-0005028 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Paul Cowan, unmarried, and Colleen Elizabeth Gerry, unmarried, as tenants in common with right of survivorship by Warranty deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171207-0125174 Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on December 07, 2017.

Being also known as 1107B Boscobel Street Nashville, Tennessee 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
14th day of October 2020.

Affiant

My commission expires:
(Affix Seal)
5-2-22

Notary Public

BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 02, 2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of October 2020.

Colleen Gerry Cowan FKA Colleen Elizabeth Gerry

Colleen Gerry Cowan FKA Colleen Elizabeth Gerry

John Paul Cowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Paul Cowan and Colleen Gerry Cowan FKA Colleen Elizabeth Gerry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

.

Witness my hand and seal this the 14th day of October 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

