Karen Johnson Davidson County
Batch# 524579 DEEDQC
12/04/2020 08:50:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201204-0140922

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Hari McGowan, DDS
500 N. Woods Court
Brentwood, Tennessee 37027

Send tax notice to: Hari McGowan, DDS
500 N. Woods Court
Brentwood, Tennessee 37027

Map and Parcel No. 081 06 0 199.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **SAMUEL LAVENDER** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Hari McGowan, DDS ("Grantee"), Grantor's entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Being Lot No. 26 on the plan of Cumberland Gardens Subdivision, Section III, as of record in Book 2854, page 146, Register's Office for said County.
>
> Said Lot No. 26 fronts 60.0 feet on the west margin of 26th Avenue, North running back between parallel lines 125.0 feet to a dead line, on which it measures 60.0 feet.

This property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Description is taken from prior deed of record. This property is commonly referred to as 2013 26th Avenue N, Nashville, Tennessee 37208.

BEING THE SAME PROPERTY CONVEYED to Samuel Lavender as the sole heir of Carolynn Lavender who died on January 13, 2019, as evidenced by certain *Affidavits of Heirship* of record in Instrument Numbers 20201204-0140919, 20201204-0140920, and 20201204-0140921, Register's Office, Davidson County, Tennessee. Said property was previously conveyed to Carolynn Lavender from Geraldine L. McGowan by Quitclaim Deed of record in Instrument No. 20060922-0117902, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 19 day of November, 2020.

Samuel Lavender
SAMUEL LAVENDER

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Samuel Lavender** with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: TNDL), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: March 2, 2021

JESSE MCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

Samuel Lavender
SAMUEL LAVENDER, AFFIANT

Sworn to and subscribed to before me on the 19th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: March 2, 2021

JESSE MCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY