Karen Johnson Davidson County
Batch# 604394 DEEDQC
03/31/2021 01:43:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042466

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Gwendoline K. Gifford 475 Humphreys Street Nashville, TN 37203	Same	105 07 0 085.00

IN ORDER TO ADMINISTER THE ESTATE OF MARK COLLIER BOWMAN, SR., the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, and convey unto **GWENDOLINE K. GIFFORD**, as devisee, (herein "**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being the south twenty (20) feet of Lot No. 51 and the north ten (10) feet of Lot No. 50 on the Plan of Merritt and Hagan's Subdivision of Sundry Blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and new plan thereof of record in Book 161, page 49, said Register's Office.

Said parts of said lots adjoin and front together thirty (30) feet on the easterly side of Hagan Street and run back between parallel lines one hundred sixty-four (164) feet to an alley.

Being the northerly thirty (30) feet of Lot No. 51 in the Plan of Merritt and Hogan's Subdivision of Sundry Blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts thirty (30) feet on the east side of Hagan Street and runs back between parallel lines one hundred sixty- four (164) feet to an alley.

Being Lot No. 52 on the Map of Hagan-Merritt's Subdivision of certain blocks of the Merritt Lands, as of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee, and the re-subdivision of which is of record in Book 161, Page 49, said Register's Office.

Said Lot No. 52 fronts fifty (50) feet on the easterly side of Hagan Street and run back between parallel lines along the south margin of an alley, one hundred sixty-four (164) feet to another alley in the rear.

Being the same property conveyed to Mark C. Bowman, Sr. by Administrator's Deed from Mark C. Bowman, Sr. and Arden Dennis Bowman, Jr., Co-Administrators of the Estate of

Arden Dennis Bowman, Sr., of record in Instrument No. 20081215-0120197, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Gwendoline Kay Gifford
Affiant

SUBSCRIBED AND SWORN TO before me this 29 day of March, 2021.

JEMA SILVA
STATE OF TENNESSEE NOTARY PUBLIC
UNTY, TENN

Jema Silva
Notary Public

My Commission Expires: 06/18/2023

This is improved property known as **503 Hagan Street, Nashville, TN 37203**.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 29 day of March, 2021.

GRANTOR:
Estate of Mark Collier Bowman, Sr.

By: Gwendoline Kay Gifford
Gwendoline K. Gifford, as Executor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **GWENDOLINE K. GIFFORD**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Mark Collier Bowman, Sr. and acknowledged that she is the Executor of the Estate of Mark Collier Bowman, Sr., the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Mark Collier Bowman, Sr.

Witness my hand and official seal this 29 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 06/18/2023.

JEMA SILVA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN