Karen Johnson Davidson County
Batch# 807839 DEEDQC
02/17/2022 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220217-0018612

Return to:
TITLEMAX
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. PEN-R-97604

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES L. COWGER	JAMES L. COWGER	155-10-0A-071-00
133 SEQUOYAH LANE NASHVILLE, TN 37221	133 SEQUOYAH LANE NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES L. COWGER, SURVIVING SPOUSE OF ANNE M. COWGER, DECEASED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JAMES L. COWGER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LOT NO. 34 ON THE FINAL PLAT OF MCCRORY TRACE ESTATES, SECTION THREE (A PLANNED UNIT DEVELOPMENT), AS OF RECORD IN BOOK 6900, PAGES 720 THROUGH 723, AND CORRECTED BY SURVEYOR'S INSTRUMENT OF CORRECTION OF RECORD IN BOOK 7825, PAGE 429, REGISTER'S OFFICE FOR DAVIDSONCOUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMES L, COWGER AND ANNE M. COWGER BY DEED DATED 12/17/2014, RECORDED 12/22/2014, INSTRUMENT NO. 20141222-0117043 AMONGST THE REAL AND RECORDS OF DAVIDSON COUNTY, TENNESSEE STATE,

Property known as, 133 SEQUOYAH LANE, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of Jan., 2022

James L. Cowger
JAMES L. COWGER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared **JAMES L. COWGER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Karen R. Campbell
Notary Public
Printed Name: Karen R. Campbell
My Commission Expires: Sept. 8, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

James L. Cowger
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21st day of January, 2022

Karen R. Campbell
Notary Public
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Tennessee Certification of Electronic Document

I, Hunter Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 21, 2022 (date of document).

Affiant Signature

2/03/2022
Date

State of ARIZONA

County of MARICOPA

Sworn to and subscribed before me this 3rd day of February, 2022

Denise Michelle Moore
Notary's Signature

MY COMMISSION EXPIRES: 5-25-2022

NOTARY'S SEAL

DENISE MICHELLE MOORE
Notary Public - Arizona
Maricopa County
My Comm. Expires May 25, 2022