THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 817892 DEEDQC 03/09/2022 08:21:58 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220309-0026655	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Barbara E. Cowan BARBARA E. COWAN, AFFIANT Subscribed and sworn to before me, this 25th day of February 2022. Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 02-01-2023 JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BARBARA E. COWAN, TRUSTEE 4201 Hallmark Drive Nashville, TN 37218	New Owner	Map and Parcel No.: 058 14 0 101.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Barbara E. Cowan, ("Grantor") do hereby quitclaim, transfer and convey unto Barbara E. Cowan, Trustee of the Barbara E. Cowan Revocable Trust, created January 14, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4201 Hallmark Drive, Nashville, TN 37218, and more particularly described as follows:

Being Lot No. 78 on the Plan of Gold Key Addition, Section I, as of record in Book 4675, pages 14 and 15, as follows:

Beginning at a point in the northerly margin of Home Haven Drive, at the common corner of Lots 77 and 78; thence leaving said Drive with the line between said lots in a northerly direction

101.36 feet to a concrete monument in the common rear corner of Lots 76 and 77; thence with the line between Lots 76 and 78 in a northeasterly direction 70.25 feet to a point in the common rear corner of Lots 78 and 79; thence with the line between Lots 78 and 79 in an easterly direction 151.5 feet to a point, in the westerly margin of Hallmark Road; thence with said road in a southerly direction 95.0 feet to a concrete monument in the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve 38.44 feet to a concrete monument in the northerly margin of Home Haven Drive; thence with said Drive in a westerly direction 134.17 feet to the point of beginning.

Being the same property conveyed to Andrew L. Cowan and wife, Barbara M. Cowan (one and the same as Barbara E. Cowan), from Cumberland Builders, Inc. by Warranty Deed recorded in the Register's Office of said county and state at Book 4842, Page 716-717. Andrew L. Cowan having since died, leaving Barbara E. Cowan as the surviving spouse.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of February 2022.

Barbara E Cowan

Barbara E. Cowan, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Barbara E. Cowan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February 2022.

Jessica Ann Clegg

Notary Public

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

My Commission Expires: 02-01-2023