Karen Johnson Davidson County
Batch# 827337 DEEDQC
03/23/2022 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220323-0033545

THIS INSTRUMENT PREPARED BY:

PAUL A. GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
paulg@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Sydney Rogers Cowan
AFFIANT

Subscribed and sworn to before me this the 4th day of March, 2022.

Cindy Gaskins
Notary Public

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My Commission Expires:_____

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
Sydney Rogers Cowan 4524 Beacon Drive Nashville, TN 37215	-SAME-	104 15 0 185.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Sydney Rogers Cowan and Paula Underwood Winters, as Co-Executrixes of the Estate of Evelyn Underwood Miles, also known as Evelyn O. Underwood, deceased, (the "decedent"), who died on October 16, 2021, by operation of law and in connection with the distribution of the estate of the decedent whose Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, and recorded under Docket Number 21P-2168, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Sydney Rogers Cowan, all of the right, title and interest of the decedent and the decedent's estate in and

to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Decedent.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4 day of March, 2022.

Sydney Rogers Cowan

Sydney Rogers Cowan, Co-Executrix

Paula Underwood Winters, Co-Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Rogers Cowan, Co-Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of March, 2022.

Cindy Hawkins

Notary Public
My Commission Expires: _____

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Underwood Winters, Co-Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of March, 2022.

Cindy Hawkins

Notary Public
My Commission Expires: _____

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the easterly 65 feet of lot No. 65 on the plan of Sunset Park Subdivision, as of record in Book 332, page 132, R.O.D.C., Tennessee.

Said part of lot No. 65 fronts 65 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Evelyn O. Underwood by Last Will and Testament of Osta Underwood admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 02P-438, as recorded in Will Book 3549, Page 654350 in the Clerk's Office for said Court. The vesting of title to the real property after the death of Osta Underwood was recorded by Affidavit as Instrument Number 20200121-0007207, Register's Office for Davidson County, Tennessee. Evelyn Underwood Miles and Evelyn O. Underwood are one and the same person.

This is improved property known as 2300 Ashwood Avenue, Nashville, Davidson County, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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 03-04-2022.

03-15-2022
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of March, 2022.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

