Karen Johnson Davidson County
Batch# 832055 DEEDQC
03/31/2022 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220331-0037166

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)(F).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Sydney Rogers Cowan, Trustee 4524 Beacon Drive Nashville, TN 37215	SAME	104 15 0 185.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sydney Rogers Cowan, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby releases, remises and quitclaims unto **Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust**

agreement dated May 17, 2021, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

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

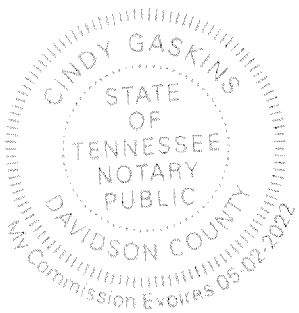
Sydney Rogers Cowan

Sydney Rogers Cowan

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, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

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



Cindy Gaskins

Notary Public

My Commission Expires: _____

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 Sydney Rogers Cowan, by Executor's Quitclaim Deed from Sydney Rogers Cowan and Paula Underwood Winters, as Co-Executrixes of the Estate of Evelyn Underwood Miles, of record as Instrument No. 20220323-0033545, Register's Office for Davidson Williamson 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.

03-23-2022
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

