This instrument was prepared by:
Brenda Rhoton Clark, Attorney
1224 2nd Avenue South, Suite 102
Nashville, TN 37210; 615-649-6841

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 857432 DEEDQC
05/18/2022 08:36:30 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220518-0057148

BRENDA CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is for love and affection.
Subscribed and sworn to before me on this 13th day of May, 2022.

Willadean Cowan Carter

Brenda Clark
Notary Public
My Commission Expires: 07-09-2022

NEW OWNERS:
Willadean Cowan Carter
1241 2nd Avenue S.
Nashville, TN 37210

SEND TAX BILLS TO:
Willadean Cowan Carter
1241 2nd Avenue S.
Nashville, TN 37210

PARCEL ID
10503026200

For and in consideration of love and affection, Willadean Cowan, hereinafter referred to as "Grantor", does hereby transfer and convey to Grantees, Willadean Cowan Carter and her son, Larry Carter, Jr., as joint tenants with the right of survivorship, hereinafter referred to as "Grantee", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING PART OF LOT NO. 27 ON THE PLAN OF JOHN NELSON'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 2, PAGE 182 REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE SOUTH, SOUTH FORMERLY MARKET STREET, AT A POINT 95 FEET 3 INCHES NORTHERLY FROM THE SOUTHEAST CORNER OF LOT NO. 27; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTH 33 ½ FEET TO A POINT 6 FEET 3 INCHES SOUTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT NO. 27; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 127 ½ FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE, WITH SAID ALLEY SOUTHERLY 33 ½ FEET TO A POINT, OPPOSITE THE BEGINNING, AND THENCE EASTERLY 127 ½ FEET, MORE OR LESS, TO THE BEGINNING.

THE HOUSE LOCATED ON SAID PREMISES BEING DESIGNATED AS #1241 SECOND AVENUE SOUTH. AND BEING A PART OF THE SAME PROPERTY CONVEYED TO JOHN ED COOK ET UX BY DEED RECORDED IN BOOK 774, PAGE 417, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO WILLADEAN COWAN BY LAST WILL AND TESTAMENT OF MAGGIE L. KNAPP PROBATED ON JANUARY 13, 1981 AND RECORDED AS INSTRUMENT NUMBER 20200731-0084559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BRENDA CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2022

Willadean Cowan a/k/a Willadean Cowan Carter

WILLADEAN COWAN, a/k/a
WILLADEAN COWAN CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willadean Cowan a/k/a Willadean Cowan Carter, with whom I am personally acquainted, and who acknowledged that they executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 13th day of May, 2022.

Brenda Clark
NOTARY PUBLIC
My Commission Expires: 07-09-2022