Karen Johnson Davidson County
Batch# 872488 DEEDQC
06/16/2022 09:33:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220616-0068833

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

# QUITCLAIM DEED

ADDRESS NEW OWNER:
Catherine Cowan Dougherty
Andrew K. Dougherty,
921 Glenridge Lane
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 142-13-0B

Parcel 126.00CO

For and in consideration of love and affection, **Catherine Cowan Dougherty** (hereinafter called the GRANTOR), in order to create a tenancy by the entireties pursuant to T.C.A. Section 66-1-110, does hereby quitclaim and convey unto **Catherine Cowan Dougherty and Andrew K. Dougherty, wife and husband**, all of her rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final Plat First Revision, Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691, in the Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sam C. Cowan, III and Cathy D. Cowan, husband and wife by Warranty Deed from Christy Mullen and husband Phillip Mullen of record in Instrument No. 20160426-0040344, Registers office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 26, 2016. The said Cathy D. Cowan having since died on April 13, 2017 vesting Sam C. Cowan, III as surviving tenant. The said Sam C. Cowan, III having since died on March 15, 2022. He heirs at law of Sam C. Cowan, III are Catherine Cowan Dougherty ad Emily Cowan Cline, who became vested in the property upon the death of Sam C. Cowan, III. See Affidavits of Heirship of record in Instrument No. 20220610-0066326 and Instrument No. 20220610-0066327, Registers office for Davidson County, Tennessee.

Further being the same property conveyed to Catherine Cowan Dougherty by Warranty Deed from Emily Cowan Cline as to a ½ interest in the subject property, as of record in Instrument No. 20220610006633 28, Registers office for Davidson County, Tennessee.

This is improved property known as **921 Glenridge Lane, Nashville, TN 37211.**

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder her hand this 10 day of June, 2022.

GRANTOR:

Catherine Cowan Dougherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Catherine Cowan Dougherty** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June, 2022.

**NOTARY PUBLIC**

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires:
Jan 8 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

**Affiant**

Subscribed and sworn to before me, this 10th day of June 2022

**NOTARY PUBLIC**

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires:
Jan 8 2024