Instrument prepared by:
Spencer Fane LLP
511 Union St., Suite 1000
Nashville, TN 37219

Tax Bills Send to:
Return after recording to:
1104 Buchanan, LLC
640 Spence Ln., Suite 235
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 897062 DEEDQC
08/01/2022 02:46:02 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220801-0087432

QUITCLAIM DEED

Grantors Jasmine April Allgood (maiden name McGowan) and Early Robert McGowan ("**Grantors**") hereby convey, grant, and devise all title, ownership, and interest they have or claim to have in the real property with Parcel ID 08107045100 in Davidson County, generally referred to as having the address of 1104 Buchanan St., Nashville, TN 37208, and more fully described by the property description herein ("Property") to Grantee 1104 Buchanan, LLC ("**Grantee**"). In consideration for this Quitclaim Deed, Grantee provides $400,000 to Grantors, which is the amount for recording tax purposes. Grantors convey the Property as-is, without any guarantees, representations, or assurances to Grantee, including to title, and subject to all limitations, restrictions, encumbrances, and other matters that may affect the Property.

Property Description

The following land situated in Davidson County, Tennessee:

Being the same land conveyed by Jane Leigh McGowan to Early McGowan, Jr. on August 25, 1966 and described in the deed therein as:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Map of William and Valentino's Subdivision of Lots Nos. 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, page 33, Chancery Court at Nashville.
>
> Said Lot No. 53 fronts 51.1 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back 138.5 feet on the easterly line and 128 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to Early McGowan, Jr. and wife, Jane Leigh McGowan, by deed from Mrs. Blanche Savage Martin and husband, William Henry Martin

In witness whereof, Grantors cause this instrument to become effective on the last date of their signatures and after reception of the consideration recited herein from Grantee:

GRANTOR JASMINE APRIL ALLGOOD

Jasmine Allgood

Jasmine April Allgood

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On July 23, 2022, before me appeared Jasmine April Allgood, of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who by oath or affirmation has been authorized and signs this Quitclaim Deed as a free act.

Rebecca Hinsman
NOTARY PUBLIC-STATE OF MICHIGAN

REBECCA HINSMAN
Notary Public - State of Michigan
Wayne County
My Commission Expires Feb 22, 2023
Acting in the County of Washtenaw

Name: Rebecca Hinsman
Commission No. _____
My Commission Expires: 2/22/2023

GRANTOR EARLY ROBERT MCGOWAN

Early Robert McGowan

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On July 23, 2022, before me appeared Early Robert McGowan, of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who by oath or affirmation has been authorized and signs this Quitclaim Deed as a free act.

Rebecca Hinsman
NOTARY PUBLIC-STATE OF MICHIGAN

REBECCA HINSMAN
Notary Public - State of Michigan
Wayne County
My Commission Expires Feb 22, 2023
Acting in the County of Washtenaw

Name: Rebecca Hinsman
Commission No. _____
My Commission Expires: 2/22/2023

SOURCE OF TITLE EXHIBIT

Being the same property conveyed to Early McGowan also known as Early McGowan, Jr. by Warranty deed from Jane Leigh McGowan of record in Book 4059, page 34, Register's Office for Davidson County, Tennessee, dated August 25, 1966 and recorded on September 20, 1966. The Said Early McGowan, Jr. having died intestate on August 29, 2006 leaving Early McGowan, III as his sole heir at law as evidenced by ORDER ON ADMINISTRATOR'S MOTION TO REVISE ORDER OR, ALTERNATIVELY, FOR INTERLOCUTORY APPEAL REGARDING ADMINISTRATOR'S MOTION FOR SUMMARY JUDGMENT entered in Case No. 07P1630, Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) and filed for record in Instrument No. 20220608-0065527, Register's Office for Davidson County, Tennessee.

Early McGowan, III having since died intestate on November 28, 2015 leaving Jasmine McGowan Allgood a/k/a Jasmine April Allgood and Early Robert McGowan as his sole heirs at law as evidenced by ORDER ON ADMINISTRATOR'S MOTION TO REVISE ORDER OR, ALTERNATIVELY, FOR INTERLOCUTORY APPEAL REGARDING ADMINISTRATOR'S MOTION FOR SUMMARY JUDGMENT entered in Case No. 07P1630, Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) and filed for record in Instrument No. 20220608-0065527, Register's Office for Davidson County, Tennessee.

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY