QUIT CLAIM DEED

This instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 990434 DEEDQC
04/11/2023 09 26:32 AM 2 pgs
Fees $12 00 Taxes $0 00

20230411-0026227

OF VALUE, WHICHEVER IS IS $0.00.

James L Cowger
AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF January, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY CANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 8-7-2026

THIS INSTRUMENT WAS PREPARED BY AND TO BE RETURNED TO:

JennyLynn Carey, Attorney at Law
133 Holiday Court, Suite 210, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER
JAMES L. COWGER, trustee of the JAMES L. COWGER LIVING TRUST DATED: JANUARY 13, 2023	OWNER	155 10 0A 071 00
(NAME)	(NAME)	
133 SEQUOYAH LN,		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES L. COWGER, HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM TO GRANTEE ALL MY INTEREST IN THE FOLLOWING LAND TRANSFER AND CONVEY UNTO JAMES L. COWGER, TRUSTEE OF THE JAMES L. COWGER LIVING TRUST DATED· JANUARY 13, 2023 AND ANY AMENDMENTS THERETO (AND ITS SUCCESSORS AND ITS ASSIGNS), HEREINAFTER CALLED THE GRANTEES OF SAID REVOCABLE LIVING TRUST, A CERTAIN TRACT OR PARECEL IN THE LAND OF **DAVIDSON COUNTY**, STATE OF TENNESSEE, to-wit:

LOT NO. 34 ON THE FINAL PLAT OF MCCRORY TRACE ESTATES, SECTION THREE (A PLANNED UNIT DEVELOPMENT), AS OF RECORD IN BOOK 6900, PAGE 720 THROUGH 723, AND CORRECTED BY SURVEYOR'S INSTRUMENT OF CORRECTION OF RECORD IN BOOK 7825, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN

REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF

Being the same property conveyed to James L Cowger, an unmarried man, by Quitclaim Deed dated 1/22/2022, recorded 2/17/2022 Instrument number 20220217-0018612 amongst the real and records of Davidson County, Tennessee State,

This is improved property known as 133 SEQUOYAH LN, NASHVILLE, TN 37221.

Witness my/our hand(s) this 16 day of 01, 2023

James L Cowger
JAMES L COWGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, JAMES L. COWGER, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand at office, this 16th day of Jan, 2023.

Notary Public Ashley

My commission expires 9-7-2026

