Karen Johnson Davidson County
Batch# 1188149 DEEDQC
09/30/2024 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075705

QUITCLAIM DEED

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

Y-AFCU-24-1618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Winona Dennis McGowan and Anthony McGowan, wife and husband	**Same as new owner**	
(NAME) **1618 17th Ave N,**	(NAME)	**081-11-0-276.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WINONA DENNIS MCGOWAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WINONA DENNIS MCGOWAN AND ANTHONY MCGOWAN, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North one half of Lot No. 373 on the Plan of McGavock, Wetmore and other addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 373 fronts 50 feet on the Easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to John Clifford Hull and wife, Carrie R. Hull by Warranty Deed from Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen of record in Book 3676, page 77, Register's Office for Davidson County, Tennessee, dated January 23, 1964 and recorded on January 27, 1964.

The said John Clifford Hull having predeceased Carrie R. Hull, and the said Carrie R. Hull having since died. The Will of Carrie R. Hull, also known as Carrie Rucker Hull of record in Will Book 236, Page 129, Davidson County Probate Court Clerk's Office appoints Rae H. Watkins and Clara Elam as Co-Executrix and directs that the herein described property be sold.

Being the same property conveyed to Ruth E. Dennis by Quitclaim Deed from Rae H. Watkins and Clara Elam, Co-Executrix of the Estate of Carrie R. Hull, deceased of record in Instrument No. 20010216-0015250 Register's Office for Davidson County, Tennessee, dated February 16, 2001 and recorded on February 16, 2001.

Ruth Dennis also known as Ruth E. Dennis having since died testate on May 26, 2018. Her will was contested in the Davidson County Probate Court Case No. 18P-1297, in which the contestants and respondents entered into a family settlement in lieu of probating the contested will. Her heirs-at-law having been established in said Probate Case.

James Edward Mays, Jr. was a party to such family estate settlement, but died intestate thereafter, on April 8, 2022, leaving Margaret Bozung Mays, Joshua James Mays, Deanna Marie Mays, Rachel Danielle Mays and Jennifer Andrea McQuarrie as his heirs at law as evidenced by Affidavits of Heirship filed for record in Instrument No. 20220602-0063806, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Winona Dennis McGowan by Quitclaim Deed from Christopher May, Winona Dennis McGowan, Margaret Bozung Mays, Deanna Marie Mays, Rachel Daniel Mays, Jennifer Andrea McQuarrie, and Joshua James Mays. of record in Instrument No. 20220718-0082164 Register's Office for Davidson County, Tennessee, dated June 09, 2022 and recorded on July 18, 2022.

This is **improved** property known as: **1618 17th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 3 day of September, 24.

Winona McGowan
Winona Dennis McGowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINONA DENNIS MCGOWAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2024.

Jill Branyan
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **9/3/2024** (date of document).

Affiant Signature

Date **9/3/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **3** day of **September**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027