Karen Johnson
Batch # 1237782
02/14/2025 12 52 58 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250214-0011411

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Hari I. McGowan and Megan S. McGowan
500 N. Woods Court
Brentwood, TN 37027

Send tax notice to: Hari I. McGowan and Megan S. McGowan
500 N. Woods Court
Brentwood, TN 37027

Map and Parcel No. 081 06 0 199.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of the love and affection I have for my wife, Megan S. McGowan, and in order that title to the property hereinafter described may be vested in us as tenants by the entirety pursuant to Tenn. Code Ann. § 66-1-109, I, **Hari I. McGowan**, ("Grantor"), quitclaims, conveys and transfers unto **Hari I. McGowan** and **Megan S. McGowan**, husband and wife, ("Grantees"), Grantor's entire interest in and to a certain parcel of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 26 on the plan of Cumberland Gardens Subdivision, Section III, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot No. 26 fronts 60.0 feet on the west margin of 26th Avenue, North running back between parallel lines 125.0 feet to a dead line, on which it measures 60.0 feet.

This legal description is taken from the prior deed of record. This is improved real property commonly known as 2013 26th Avenue N, Nashville, Tennessee 37208.

Being the same property conveyed from Samuel Lavender to Hari McGowan DDS* by quitclaim deed of record in Instrument No. 20201204-0140922, Register's Office for Davidson County, Tennessee.

*Hari I. McGowan and Hari McGowan DDS are one and the same person.

GRANTOR'S SIGNATURE

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 10 day of February, 2025.

Hari I. McGowan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Hari I. McGowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2025.

NOTARY PUBLIC

My Commission Expires:



EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i), this transfer is exempt from transfer tax as a deed in creation or dissolution of a tenancy by the entirety and no oath of value is required in any transaction that is exempt from tax.