QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Nicole Webb 4572 Raccoon Trail Hermitage, TN 37076	Same as New Owner	142-10-0A-004 00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce executed in that certain case styled **Nicole Marie Webb v. Thomas Christopher Cowman, No. 23D-1417, in the Fourth Circuit for Davidson County, Tennessee.**

FOR AND IN CONSIDERATION OF THE SUM OFone dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Thomas Cowman ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Nicole Webb("Grantee"), an unmarried man, all of his interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 2-B on the Plan of Weston Way Condominiums, Phase 2, of record in Plat Book 6370, Page 577, Exhibit "C" to the amended Master Deed, in the Register's Office for Davidson County, Tennessee, to which Master Deed is hereby made for a more complete description thereof.

Being the same property conveyed to Nicole Webb, unmarried, and Thomas Cowman, unmarried, tenants in common with rights of survivorship, by Quit Claim Deed from Nicole Webb, unmarried, of record in Instrument No. 20170911-0092823, Register's Office for Davidson County, Tennessee, dated August 25, 2017, and recorded on September 11, 2017.

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

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **7307 Weston Way Dr., Nashville, TN 37221**

Karen Johnson Davidson County
Batch # 1288175 DEEDQC
06/20/2025 01 47 05 PM 4 pgs
Fees $22 00 Taxes $0 00
20250620-0048556

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 22 day of February, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Thomas Cowman,with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument.He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 22 day of February, 2024.

THOMAS COWMAN

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-6-26

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
P.O. Box 60921
Nashville, Tennessee 37206
615.896.2022

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 NOREPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT, Thomas Cowan

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 22 day of February 2024

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-6-26