QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Thomas C. Cowman 4572 Raccoon Trail Hermitage, TN 37076	Same as New Owner	87-2-52

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, Nicole M. Webb ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Thomas C. Cowman("Grantee"),all of her 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, beingLot No. 122 on the plan of NEW HOPE MEADOWS PHASE 2, as shown by plat of record in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas C. Cowman, unmarried, and Nicole M. Webb, unmarried, tenants in common with rights of survivorship, by WarrantyDeed from Quinton Edward West and Kelsey West, Husband and Wifeof record in Instrument No. 20170830-0089083, Register's Office for Davidson County, Tennessee, dated August 25, 2017, and recorded on August 30, 2017.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7557, page 377, Book 7567, page 103, Book 7934, page 796, and Instrument No. 200301060001976 Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recording in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 7525, page 935, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 7557, page 356, Book 7567, page 106, and Instrument No. 200301060001977, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1288175
06/20/2025 01 47 05 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250620-0048557

5. Common Area conveyed to Homeowner's Association as recorded in Instrument No 200802270019161, Register's Office for Davidson County, Tennessee.

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 **4572 Raccoon Trail, Hermitage, TN 37076**

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Nicole M. Webb,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 she executed this instrument for the purposes stated in the instrument.She further pledges that she 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.

NICOLE M. WEBB

NOTARY PUBLIC

My Commission Expires: 7.6.26

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

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 INFORMATIONPROVIDED 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, Nicole Webb

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 22 day of Feb, 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