Karen Johnson Davidson County
Batch# 1303451 DEEDQC
07/30/2025 07:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060009

This instrument was prepared by:
Hayes Thomas PLC
1818 20th Avenue South, Suite 300
Nashville, TN 37212

QUITCLAIM DEED

FROM: NAN J. COWAN

TO: LELAND J. COWAN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
5203 Shenandoah Court Nashville, TN 37220	Leland J. Cowan 5203 Shenandoah Court Nashville, TN 37220	Map 145-15-A Parcels: 018.00

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce in that certain case styled Leland Jordan Cowan v. Nancy Jones Cowan, Third Circuit Court for Davidson County, Tennessee, Docket No. 22D-1730, and that there was no consideration given for the transfer.

LELAND J. COWAN, Grantee

Sworn to and subscribed before me, this the 10th day of ~~February~~ June, 2025.

NOTARY PUBLIC

My Commission Expires: 5-9-26

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(1)(C)(v), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case in the Third Circuit Court for Davidson County, Tennessee, NAN J. COWAN has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said LELAND J. COWAN, his heirs, successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 8B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee.

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Nashville, TN 37212

Being the same property conveyed to Leland J. Cowan and wife, Nan J. Cowan, by Warranty Deed from Robert E. Cowan, Jr., of record in Instrument No. 20160624-0064842, Register's Office for Davidson County, Tennessee.

The physical address of this property is 5203 Shenandoah Court, Nashville, TN 37220.

WITNESS my hand, this 7th day of ~~May~~ July, 2025.

NAN J. COWAN, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~N~~ Cathy M Farley, a Notary Public in and for ~~Davidson~~ White County, Tennessee, the within named NAN J. COWAN, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Sparta, Tennessee, on this the 7th day of ~~May~~ July, 2025.

Notary Public

My Commission Expires: 1-14-2026

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 7, 2025.

J. Carlton Drumwright

7/7/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/7/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY