PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)

Karen Johnson
Batch # 1332385
10/09/2025 02 10 36 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251009-0080894

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Community Property Trust of David Matthew Cowan and Mary Lucile Cowan 4417 Harding Place Nashville, TN 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 130-06-0-053.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration, the undersigned, **Mary Lucile Cowan, married, as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **David Matthew Cowan and Mary Lucile Cowan, Trustees of the Community Property Trust of David Matthew Cowan and Mary Lucile Cowan**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantors' rights, titles and interests, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Plat of a Subdivision of Block C Belle Meade Plan No. 2 of record in Plat Book 421, page 58, in the Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 61 feet on the southerly side of Harding Place and runs back southwardly between lines, 282 feet, 9 inches, more or less, on the westwardly line and 284 feet, more or less, on the easterly line, to the rear line of Lot No. 14, on which it measures 61 feet.

Being the same property conveyed to Mary Lucile Cowan by Warranty Deed, dated May 7, 2020 and recorded on May 12, 2020, of record in Inst. No. 20200512-0049121, Register's Office for Davidson County, Tennessee.

David Matthew Cowan, spouse of Mary Lucile Cowan, joins in execution of this instrument in order to convey his marital interest in the property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 4417 Harding Place, Nashville, Tennessee 37205.

WITNESS THE EXECUTION HEREOF on ~~September~~ October 9, 2025.

Mary Lucile Cowan
Mary Lucile Cowan

David Matthew Cowan
David Matthew Cowan

State of Tennessee
County of Davidson

On ~~September~~ October 9, 2025, before me the undersigned authority, personally appeared **Mary Lucile Cowan and David Matthew Cowan,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is. $-0-.

John Leist
Affiant

Sworn and subscribed before me on ~~September~~ October 9, 2025

Margaret H Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028