This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1371223 DEEDQC
01/20/2026 03:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260120-0004532

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Mark C. Bowman, Jr. 1503 Hamilton Dr. Murfreesboro, TN 37129	Same	105 07 0 085.00

IN ORDER TO EXECUTE THE ESTATE OF GWENDOLINE K. GIFFORD, the Executor, on behalf of such Estate, (collectively "**Grantor**") does hereby assign, grant, transfer, convey unto Mark C. Bowman, Jr., his heirs, successors, and assigns, ("**Grantee**"), all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being the south twenty (20) feet of Lot No. 51 and the north ten (10) feet of Lot No. 50 on the Plan of Merritt and Hagan's Subdivision of Sundry Blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and new plan thereof of record in Book 161, page 49, said Register's Office.

Said parts of said lots adjoin and front together thirty (30) feet on the easterly side of Hagan Street and run back between parallel lines one hundred sixty-four (164) feet to an alley.

Being the northerly thirty (30) feet of Lot No. 51 in the Plan of Merritt and Hogan's Subdivision of Sundry Blocks of the Merritt Lands, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts thirty (30) feet on the east side of Hagan Street and runs back between parallel lines one hundred sixty-four (164) feet to an alley.

Being Lot No. 52 on the Map of Hagan-Merritt's Subdivision of certain blocks of the Merritt Lands, as of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee, and the re-subdivision of which is of record in Book 161, Page 49, said Register's Office.

Said Lot No. 52 fronts fifty (50) feet on the easterly side of Hagan Street and runs back between parallel lines along the south margin of an alley, one hundred sixty-four (164) feet to another alley in the rear.

Being the same property conveyed to Gwendoline K. Gifford by Executor's Quitclaim Deed from Gwendoline K. Gifford, Executor of the Estate of Mark Collier Bowman, Sr., of record in Instrument No. 20210331-0042466, Register's Office for Davidson County, Tennessee.

Gwendoline K. Gifford passed away on April 28, 2025. On June 3, 2025, Gwendoline K. Gifford's probate estate (the "**Estate**") was opened in the Rutherford County, Tennessee, Probate Court, Docket No. 75PR1-2025-PR-361 , and Mark C. Bowman, Jr. was appointed as the Executor of the Estate. A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409.

Affiant

SUBSCRIBED AND SWORN TO before me this 19th day of January, 2026.

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

Notary Public

My Commission Expires:
11/8/2027

This is improved property known as 503 Hagan Street, Nashville, TN 37203 .

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 19th day of January, 2026.

ESTATE OF GWENDOLINE K. GIFFORD

Mark C. Bowman, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Mark C. Bowman, Jr., Executor of the Estate of Gwendoline K. Gifford, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), the within named Grantor, and that in such capacity, such person, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Gwendoline K. Gifford.

Witness my hand and official seal this 19th day of January, 2026.

NOTARY PUBLIC

My Commission Expires:

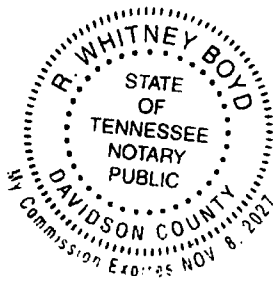


EXHIBIT A

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV
#

July 22, 2025

Whitney Boyd
1310 6th Ave. N
Nashville, TN 37208

RE: Gifford, Dwendeline Kay Date of Death: 4/28/2025 SSN: xxx-xx-7985
Our File Number: 163406

Whitney Boyd:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

Under 2024

Certificate of Authenticity

I, R. Whitney Boyd, 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 January 19, 2026.

Date: 01/19/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 19, 2026.

Notary Public: Brandon Boyd

My Commission Expires: July 7, 2027

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

202601200004532