Karen Johnson Davidson County
Batch# 1429748 DEEDQC
06/09/2026 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051932

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Wade B. Cowan

AFFIANT

Subscribed and sworn to before me on this day, June 8, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2027

New Owner Address:
Cowan Family Trust
404 Georgetown Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115 04 0 059.00

QUITCLAIM DEED

Wade B. Cowan and wife, Garrison S. Cowan (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Cowan Family Trust**, dated June 8, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 8, 2026**.

Wade B. Cowan

Garrison S. Cowan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Wade B. Cowan and Garrison S. Cowan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 8, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-18-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Hillwood Estates Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wade B. Cowan and wife, Garrison S. Cowan, from David M. Rummel and wife, Laurie A. Rummel, by deed of record in Book 11602, Page 248, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including, without limitation: (1) Easements of record in Book 4365, page 579; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 95 and 96, said Register's Office.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 404 Georgetown Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 June 8, 2026.

Affiant Signature

6-8-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 8, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027