Karen Johnson
Batch # 1456370
08/07/2026 08:23:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260807-0072702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-

MARY F. McGOWAN

This instrument was prepared by:
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this 27th day of July, 2026.

Notary Public
My Commission Expires: 6/18/28

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
THE MARY McGOWAN LIVING TRUST 6628 Nolensville Road, Brentwood, Tennessee 37027	New Owner	**181 00 0 045.00**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Mary F. McGowan**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto:

MARY McGOWAN, TRUSTEE OF THE MARY McGOWAN LIVING TRUST DATED JULY 27, 2026, AND ANY AMENDMENTS THERETO, ("Grantee"), all of my right, title and interest in and to the following described real property located in the County of DAVIDSON, State of Tennessee:

> A tract of land in the 5th, formerly 6th Civil District of Davidson County, Tennessee, described according to a survey made by H.B. Fowlkes, Surveyor, July, 1947, as follows:
>
> BEGINNING at a point in the center line of the Nolensville Pike, 276.8 feet south of the south-west corner of the old J. C. King Lands, being the southwest corner of a tract conveyed to John w. Hailey by deed of record in Book 1510, page 571, Register's Office for said County; thence along Hailey's south line, north 59° 49' east 1395.4 feet to a point in a fence line in the line of the lands of L. C. and Sallie Johnson, being also the line of a tract of land being conveyed by the granters herein to W.R. Brown and wife, by deed of record in Book ____, page ____, said Register's Office; thence with the line of said Brown tract, south 2° 52' west 90.6 feet to a point in a fence line; thence south 11° 15' west 2.2 feet to a point in the line of the John B. Hill Heirs in a fence line, being a corner of the Leslie Boyd Jones 6.53 acres tract; thence south 51° 35' west 1296.6 feet to the center line of Old Nolensville Road; thence with the center of the same, north 43° 26' west 270 feet to the beginning containing 5.3 acres.

Being the same property conveyed to **Larry R. McGowan and wife Mary F. McGowan**, by Warranty Deed from **Dorris L. Haywood & Wife, Rose Ann Haywood**, of record in Record Book 4755, Page 70,

Instrument No. _____, in the Register's Office of Davidson County, Tennessee. Larry R. McGowan passed away on the 25th day of February, 2011, leaving Mary F. McGowan as sole owner.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as **6628 Nolensville Road, Brentwood TN 37027**

WITNESS my hand this 27th day of July, 2026

Mary F. McGowan

MARY F. McGOWAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, **MARY F. McGOWAN** with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 27th day of July, 2026.

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.18.28

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135