Karen Johnson Davidson County
Batch# 240151 DEEDQC
06/07/2019 08:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190607-0054457

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Charles P. Owens **Patty A. Owens** **295 May Drive** **Madison, TN 37115**	**Charles P. Owens** **Patty A. Owens** **295 May Drive** **Madison, TN 37115**	**43-6 327**

THIS INSTRUMENT, made and entered into this 4 day of June, 2019, by and between **ANGELA REENA OWENS** and **JENNIFER NICOLE OWENS, as Tenants-In-Common** *("Grantors")* and **CHARLES P. OWENS AND WIFE, PATTY A. OWENS retaining a life estate** *("Grantees")*;

WITNESSETH: That the said Grantors, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantees, the receipt of which is hereby acknowledged, have bargained, sold remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto **Charles P. Owens and wife, Patty A. Owens, retaining a life estate**, their heirs and assigns, their interest in the following described property, in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 202 on the Plan of Madison Park, Section 8, of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee.
>
> **BEGINNING** at a point of the westerly margin of May Drive at the common corner of Lots 202 and 203; thence with the common line between said lots, westerly 96.3 feet to a concrete monument being common corner of Lots 202, 203, 201 and 204; thence with the common boundary of Lots 201 and 202, northerly 112 feet to a point in the southerly margin of Roosevelt Avenue; thence with the

margin of said Avenue, easterly 52.09 feet to a concrete monument at the beginning of a curve; thence with said curve, having a radius of 25 feet, southeasterly 39.27 feet to a concrete monument in the westerly margin of May Drive; thence with the margin of said Drive, southerly 81.72 feet to the point of beginning.

BEING the same property conveyed to Charles P. Owens and wife, Patty C. Owens by deed of record in Book 4682, page 259, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Angela Reena Owens and Jennifer Nicole Morgan, as Tenants In Common, and Charles P. Owens and wife, Patty C. Owens by deed, instrument number 20040916-0111604, recorded on September 16, 2004, in the Register's Office for Davidson County, Tennessee.

All estate, rights, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties thereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the Grantor, **ANGELA REENA OWENS**, has hereunto set her hand on this the 4 day of June 2019.

Angela Reena Owens
ANGELA REENA OWENS

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANGELA REENA OWENS,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee this 4th day of June 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

IN WITNESS WHEREOF, the Grantor, **JENNIFER NICOLE MORGAN, formally known as, JENNIFER NICOLE OWENS**, has hereunto set her hand on this the 4 day of June 2019.

JENNIFER NICOLE MORGAN, formally known as, JENNIFER NICOLE OWENS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JENNIFER NICOLE MORGAN, formally known as, JENNIFER NICOLE OWENS,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee this 4 day of June 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Charles P Owens

Affiant/Grantee: **CHARLES P. OWENS**

Subscribed and sworn to before me this 4th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Affiant/Grantee: **PATTY A. OWENS, a/k/a PATTY C. OWENS**

Subscribed and sworn to before me this 4 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-2021.

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY