Karen Johnson Davidson County
Batch# 308493 DEEDQC
10/30/2019 11:19:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191030-0111382

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Charles and Patty Owens,		
1313 Cheyenne Blvd.	**1313 Cheyenne Blvd.**	**53-9-28**
Madison, TN 37115	**Madison, TN 37115**	

THIS INSTRUMENT, made and entered into this 15 day of October, 2019, by and between **Angela Reena Owens and Jennifer Nicole Owens as Tenants-In-Common,** *("Grantors")* and **Charles P. Owens** *("Grantees")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **Angela Reena Owens and Jennifer Nicole Owens as Tenants-In-Common**, Grantors, conveys and quitclaims their remaining interests in fee simple and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

BEING Lot No. 102 on the Plan of Sequoia Valley, Section 3, of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 102 fronts 95 feet on the easterly margin of Cheyenne Boulevard and extends back 239.7 feet on the northerly line and 240.1 feet on the southerly line to a dead line in the rear, measuring 95 feet thereon.

BEING the same property conveyed to Charles P. Owens and wife, Patty A. Owens by deed of record in Book 5457, page 123, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Angela Reena Owens and Jennifer Nicole Owens as Tenants-In-Common with Charles P. Owens and wife, Patty A. Owens retaining a life estate, by deed of record in instrument number 20040916-0111605 in the Register's Office for Davidson County, Tennessee, recorded on September 16, 2004. On July 27, 2019, Patty A. Owens predeceased Charles P. Owens, Angela Reena Owens, and Jennifer Nicole Owens.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, anchor easement, 30-foot minimum building setback line from Cheyenne Boulevard, and conditions of Owner's Certificate of record in Book 4460, page 83, said Register's Office; restrictive covenants of record in Book 4598, page 384, Register's Office.

This is improved property known as 1313 Cheyenne Blvd., Madison, Tennessee 37115.

And now, **Angela Reena Owens and Jennifer Nicole Owens as Tenants-In-Common,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* their remaining property interests in fee simple into **Charles P. Owens. This conveyance terminates any previously held life estate interest held by Charles P. Owens and vests the property to Charles P. Owens in fee simple.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **ANGELA REENA HOLDER, formally known as, ANGELA REENA OWENS**, has hereunto set her hand on this the 15 day of October 2019.

Angela R Holder

ANGELA REENA HOLDER, formally known as, ANGELA REENA OWENS

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANGELA REENA HOLDER, formally known as, 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 Hendersonville, Tennessee this 15 day of October 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

IN WITNESS WHEREOF, the Grantor, **JENNIFER NICOLE MORGAN, formally known as, JENNIFER NICOLE OWENS,** has hereunto set her hand on this the 9 day of October 2019.

JENNIFER NICOLE MORGAN, formally known as, JENNIFER NICOLE OWENS

STATE OF TENNESSEE)
COUNTY OF Sumner)

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 Hendersonville, Tennessee this 9 day of October 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Charles P. Owens

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

Subscribed and sworn to before me this 01st day of 19th, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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