Name and Address of New Owner:
Michael A. Owen
103 Rolling Mill Road
Old Hickory, TN 37138

Send Tax Bills To:
Michael A. Owen
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 054-09-0-040.00

Karen Johnson Davidson County
Batch# 416143 DEEDQC
06/16/2020 11:56:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200616-0062050

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark T. Owen** "the Grantor," convey and quitclaim unto **Michael A. Owen,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section 1, Brandywine Farms of record in Pint Book 3600, Page 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark T. Owen, unmarried and Michael A. Owen, unmarried by Warranty Deed from Michael Brett Franklin and Christy Franklin, husband and wife, recorded on August 04, 2011, of record in Instrument No. 20110804-0060043, in the Register's Office fro Davidson County, Tennessee.

This is improved property known as 103 Rolling Mill Road, Old Hickory, Tennessee 37138

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5 day of June, 2020.

Mark T Owen (SEAL)
Mark T. Owen

TODD W. KOLLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2020.

T W. KK
Notary Public
My commission expires: 11.23.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Didwell
(Affiant)

Sworn to and subscribed before me this
16th day of March, 2020.

Regina V Sullo
Notary Public
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

File # 2020-967

True Copy Certification

I, John A Bell Sr. 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 TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

REGINA LOWE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (If on paper)

202006160062050