Karen Johnson Davidson County
Batch# 871411 DEEDQC
06/14/2022 12:37:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220614-0067707

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Ella Dean Owens
Affiant

Subscribed and sworn to before me, this 10th day of June 2022.

Justin Gilbert
Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Ella Dean Owens Living Trust 3822 Cravath Drive Nashville, TN 37207	Ella Dean Owens Living Trust 3822 Cravath Drive Nashville, TN 37207	Map 59-11 Par 51

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ella Dean Owens does hereby quitclaim, transfer and convey unto Ella Dean Owens, as Trustee of the Ella Dean Owens Living Trust dated June 10, 2022, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 332, Haynes Manor, Section II as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

Said Lot 332 fronts 70 feet along the northerly margin of Cravath Drive and extends back between lines 140 feet on the westerly side and 140 feet on the easterly side to a line at the rear measuring 70 feet thereon.

CONVEYANCE is made subject to restrictive covenant contained in instrument of record in Book 4062, page 443, as amended in Book 4081, page 854, said Register's Office and the plan of record in Book 3700, page 88, shows an Owner's certificate, a 30-foot minimum building

setback line from Cravath Drive and a 20-foot easement for public utility and drainage purposes along the rear line of said lot, and a 10-foot drainage and utility easement along the easterly line of said lot, and a 2.5 X 30-foot utility anchor easement located on the south-westerly corner of said lot.

Being the same property conveyed to Ella Dean Owens, who took title as Ella Dean Appleton Owens, by Order of Final Decree of Divorce, from Jimmie John Owens, signed by Honorable Harry Lester, Special Judge of the Fourth Circuit Court of Davidson County, Tennessee dated June 26, 1970, and recorded on May 18, 1987, in Book 7239, Page 121-123, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 3822 Cravath Drive, Nashville, TN 37207

Witness my hand this 10th day of June 2022.

Ella Dean Owens, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Ella Dean Owens, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 10, 2022.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025