This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1047507 DEEDQC
09/07/2023 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230907-0070407

QUITCLAIM DEED

Address New Owners:
David Arnold Owens, Co-Trustee
Jennifer Lee Bostwick, Co-Trustee
Bostwick Owens Trust
2605 Essex Place
Nashville, TN 37212

Send Tax Bills To:
same

Map/Parcel Number:
104 11 0 273.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David A. Owens and spouse, Jennifer L. Bostwick (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to David Arnold Owens and Jennifer Lee Bostwick, Co-Trustees, and their successors in trust, of the Bostwick Owens Trust dated September 7, 2023 (the "Grantee"), a Tennessee Community Property Trust, in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 119 on. the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, said Register's Office.

SAID Lot No. 119 fronts 60 feet on the southerly margin of Essex Avenue and. extends back between parallel lines 165 feet to a 15 foot alley.

BEING the same property conveyed to David A. Owens and spouse, Jennifer L. Bostwick, by Warranty Deed from Katherine A. Dines, an unmarried person, of record in Book 11457, page 902, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2605 Essex Place, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including all matters as shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 7, said Register's Office.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Bostwick Owens Trust dated September 7, 2023, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of David A. Owens and spouse, Jennifer L. Bostwick, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 7th day of September, 2023.

David A. Owens, Grantor

Jennifer L. Bostwick, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David A. Owens, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7 day of September, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jennifer L. Bostwick, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 7 day of September, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

David A. Owens, Affiant

Subscribed and sworn to before me this 7 day of September, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/7/2023 (date of document).

Carla L Lovell
Carla Lovell

9/7/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7 day of September, 2023.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE