This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1067190 DEEDQC
11/01/2023 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231101-0085632

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JW Owens Family Trust	Same	Map: 104-16-0
1717 Beechwood Avenue		Parcel: 266.00
Nashville, Tennessee 37212		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Jerry W. Owens ("Grantor"), does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Jerry Wayne Owens as Trustee of the JW Owens Family Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the westerly on-half of Lot No. 230 on the Map of Belmont Land Company's Plan of Lots of record in Book 421, Page 34, Register's Office for said County.
>
> Said part of said Lot 230 fronts 50 feet on the southerly side of Beechwood Avenue and runs back southwardly and between parallel lines, 175 feet to an alley upon which it measures 50 feet.
>
> Being the same property conveyed to Jerry W. Owens by warranty deed from Wanda P. Hoover, of record in Book 10281, Page 30, Instrument No. 20011109-0123563, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 1st day of November, 2023.

Affiant _____

Notary Public _____ My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 1717 Beechwood Avenue, Nashville, Tennessee 37212
.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 1st day of November, 2023.

_____
Jerry W. Owens, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry W. Owens, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of November, 2023.

_____ My Commission Expires: _____
Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, do 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 on November 01, 2023 and authenticated according to law on July 1, 2021.

Date: 11/01/2023

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on November 01, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026