THIS INSTRUMENT PREPARED BY:
Tennessee Settlement Services, LLC
302 Innovation Drive, Suite 260
Franklin, TN 37067
File No.: TNS-23-00933

Karen Johnson Davidson County
Batch# 1074243 DEEDQC
11/21/2023 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231121-0090590

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Carolyn Louise Owens 1514 Smoketree Road Antioch, TN 37013	Carolyn Louise Owens 1514 Smoketree Road Antioch, TN 37013	149070E04800CO

THIS INDENTURE made this 17th day of NOVEMBER, 2023 between, **Carolyn Louise Owens, unmarried woman and Natosha Owens, unmarried woman, tenants in common with right of survivorship**, First Party, and **Carolyn Louise Owens, unmarried woman**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of One And No/100 Dollars ($1.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit No. 1514 on the Plan of Canyon Ridge, Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Louise Owens, unmarried woman and Natosha Owens, unmarried woman, tenants in common with right of survivorship by NVR, Inc., a Virginia corporation T/A Ryan Homes in an instrument dated October 27, 2023 and recorded on Ocrober 27, 2023 in Instrument No. 20231027-0084275.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

The purpose of this deed is to vest title soley in the name of Carolyn Louise Owens, an unmarried woman.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 17th day of NOVEMBER, 2023.

Carolyn Louise Owens

Natosha Owens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, KANDES J. DUNGEY, a Notary Public for the County of DAVIDSON and State of TENNESSEE, do hereby certify that Carolyn Louise Owens and Natosha Owens personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of November, 2023.

Notary Public

My Commission Expires: 09/09/2026

(SEAL)

KANDES J. DUNGEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is ~~$10.00~~ $1.00

Affiant

Subscribed and sworn to before me this 20th day of November, 2023

Notary Public

My Commission Expires: 8-23-2025

SARAH WARING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jennifer Gosler, 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 and authenticated according to law on this 20th day of November, 2023.

Attorney/ Custodian

11/20/2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Danielle Chandler a Notary Public for this county and state, Jennifer Gosler who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 20th day of November, 2023.

Notary Public
My commission expires on: 3-24-26

(seal)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26