Karen Johnson Davidson County
Batch# 1180949 DEEDQC
09/12/2024 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240912-0070475

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Wilbur Mitchell Owens, III, Trustee 117 Carriage Drive Nashville, TN 37221	Same	142 02 0 106.00

Quitclaim Deed to Trustee

Grantor: Wilburn M. Owens, Jr. and wife, Connie B. Owens
Grantee: Wilbur Mitchell Owens, III, Trustee of the Irrevocable Trust of Wilbur Mitchell Owens, Jr. and Connie Beth Owens, dated July 17, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Cross Timbers, Section 3, of record in Plat Book 4175, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Wilburn M. Owens, Jr. and wife, Connie B. Owens, by deed from Douglas M. Brown and wife, Kristie S. Brown, of record in Instrument No. 20010604-0057444, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as: 117 Carriage Drive, Nashville, TN 37221.

"Wilburn [sic] M. Owens, Jr." and "Wilbur Mitchell Owens, Jr." are one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Wilbur Mitchell Owens, Jr.
Wilburn M. Owens, Jr., Grantor

Connie B. Owens
Connie B. Owens, Grantor

State of Tennessee
County of Sumner

On July 17, 2024, before me personally appeared Wilburn M. Owens, Jr., who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On July 17, 2024, before me personally appeared Connie B. Owens, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Wilbur Mitchell Owens, III, Trustee
Grantee

Sworn to and subscribed before me on August 16, 2024.

Notary Public
My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 July 17, 2024.

Signature

9/12/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 12, 2024.

Notary's Signature
My Commission Expires: 8-1-2028

