Karen Johnson Davidson County
Batch# 1189706 DEEDQC
10/03/2024 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241003-0076955

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Vol Land Trust
Donald Scott White &
Karen I. White, Co-Trustees
1646 Highfield Lane
Brentwood, TN 37027

Sharon Leigh Owen
14038 Horseshoe Circle
Woodway, Texas 76712

Jennifer Ward Barnes Trust
Jennifer Ward Barnes, Trustee
18903 Fortson Avenue
Dallas, Texas 75252

Send Tax Bills To:
Donald Scott White
1646 Highfield Lane
Brentwood, TN 37027

Map and Parcel No.
Map 117 14
Parcel 91.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sharon Leigh Owen, Trustee, Sharon Leigh Owen Trust U/A dated December 17, 2012** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Sharon Leigh Owen, individually** ("Grantee"), all of its interest, that being a one-third (1/3) interest as tenant in common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 15 of Block "A" on the Plan of the Waters Subdivision, as of record in Book 1130, page 32, Register's Office for said County, described as follows:

Beginning on the southerly margin of Abbott Martin Road, at the corner of Lots Nos. 14 and 15; thence with the line between said two lots, southwardly 200 feet; thence westwardly 85.5 feet to the easterly margin of an unnamed street; thence with said street, northwardly 180 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet, northeastwardly to the southerly margin of said Road; thence with said Road, eastwardly 65.5 feet, more or less, to the beginning.

Including but excluded therefrom, a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Felix C. Robb, of record in Book 3995, page 592, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Abbott Martin Road, on the corner of Lots Nos. 14 and 15; thence with the line between said two lots, southwardly 5 feet to a point in the new relocated southerly margin of Abbott Martin Road; thence westwardly 60.5 feet along the new relocated southerly margin of Abbott Martin Road to the beginning of a curve; thence around said curve with a radius of 25 feet, southwestwardly 39.27 feet to a point in the easterly margin of Hillsboro Circle; thence northerly 10 feet along the easterly margin of Hillsboro Circle to the point of a curve; thence northeasterly around said curve, with a radius of 20 feet, to the southerly margin of Abbott Martin Road; thence with said margin of Abbott Martin Road eastwardly 65.5 feet, more or less, to the beginning, and containing 575 square feet.

Being a portion of the same property interest conveyed to Donald Scott White, Trustee, Donald Scott White Trust U/A dated December 17, 2012; Sharon Leigh Owen, Trustee, Sharon Leigh Owen Trust U/A dated December 17, 2012; and unto Jennifer Ward Barnes, Trustee, Jennifer Ward Barnes Trust U/A dated December 17, 2012, by Quitclaim Deed from Donald Scott White, Trustee, White Family Revocable Living Trust Agreement dated December 17, 2012, dated June 4, 2024, of record in Instrument Number 20240606-0042454, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to an easement for public utility purposes and a 50-foot building setback line from Abbott Martin Road, and a 15-foot building setback line from the unnamed street, as shown on the plan of record in Book 1130, page 32, Register's Office for Davidson County, Tennessee.

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

This is improved property known as **2139 Abbott Martin Road, Nashville, TN 37215**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 18th day of June, 2024.

Sharon Leigh Owen

Sharon Leigh Owen, Trustee
Sharon Leigh Owen Trust
U/A dated December 17, 2012

STATE OF Texas
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sharon Leigh Owen, Trustee, Sharon Leigh Owen Trust U/A dated December 17, 2012**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2024.

Misty Gauer
Notary Public

My Commission Expires:
1/24/2025

MISTY GAUER
NOTARY PUBLIC
ID# 125175620
State of Texas
Comm. Exp. 01-24-2025

STATE OF Texas
COUNTY OF McLennan

The actual consideration for this transfer is Zero Dollars ($0).

Sharon Leigh Owen
Affiant

Sworn to and subscribed to before me, this the 18 day of June, 2024.

Misty Gauer
Notary Public

My Commission Expires:
1/24/25

MISTY GAUER
NOTARY PUBLIC
ID# 125175620
State of Texas
Comm. Exp. 01-24-2025

CERTIFICATE OF AUTHENTICITY

I, **Joshua G. Tillman,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on June 18 ___, 2024 and authenticated according to law on October 3, 2024.

Affiant Signature

Dated: October 3, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary's Signature

My Commission Expires: 6-17-2028

Notary's Seal:

