Karen Johnson Davidson County
Batch# 1246083 DEEDQC
03/14/2025 09:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018699

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Settlement Services, Inc., 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Gina Quinn	Gina Quinn	142-13-B Parcel 181
1124 Harpeth Mill Ct	1124 Harpeth Mill Ct	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

Exempt Pursuant to §67-4-409(a)(1)(c)(v)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of One dollar 00/100 Dollars ($1.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ERIC S. OWENS, divorced-not remarried, whose address is: 1124 Harpeth Mill Ct, Nashville, TN 37221, and GINA QUINN formerly known as GINA Q. OWENS, divorced-not remarried, hereinafter referred to as "Grantor", whose address is: 1124 Harpeth Mill Ct, Nashville, TN 37221, does hereby convey, transfer, remise, release, relinquish and quitclaim unto GINA QUINN, an unmarried person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1124 Harpeth Mill Ct, Nashville, TN 37221, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 67 on the Plan of First Revision, Riverside, Phase 5-A, as of record in Instrument Number 20021107-137078, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 142-13-B Parcel 181

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20030218-0020814, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Further pursuant to Divorce decree filed under Case No. 20D-1794.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1124 Harpeth Mill Ct, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of December, 20 24.

ERIC S. OWENS

STATE OF TENNESSEE
COUNTY OF Sevier

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERIC S. OWENS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17th day of December, 20 24.

Notary Public
My Commission expires: 03/19/2025

AMBRIA SHEETS
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of December, 2024.

Gina Q. Owens
GINA Q. OWENS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GINA Q. OWENS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21st day of December, 2024.

Notary Public
My Commission expires: Expires: July 6, 2026

CHELSEA ALEXANDRIA FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brooke A. Acklin, 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 12/17/2024.

Date

Affiant Signature

03/12/2025

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 12TH day of MARCH, 2025.

Notary's Signature

My Commission Expires: OCT. 21ST, 2025

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2025
Commission Number 1408962