Karen Johnson
Batch # 1259977
04/15/2025 08 33 01 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250415-0028390

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw com

ADDRESS NEW OWNER:
THE CLIFFORD SAMUEL OWENS, JR LIVING TRUST dated the 28th , March of 2025
Clifford Samuel Owens, Jr, Trustee
601 Colony Trace Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
042 11 0B 052 00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT.

Clifford Samuel Owens, Jr, (aka Clifford S. Owens, Jr.) a single individual, as grantor and trustee, in connection with the administration of his revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now conveys, releases and forever quitclaims from individual ownership, to trust ownership with Clifford Samuel Owens, Jr as trustees of THE CLIFFORD SAMUEL OWENS, JR LIVING TRUST dated the 28th of March, 2025 all right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows·

Being Apartment Unit No. 601 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made, to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit

Being the same property conveyed to George Horace Womack, II and Cynthia Gale Womack Webb and Jacqueline Dianne Womack Woolwine by Executors Deed from George Horace Womack, II, Executor of the Estate of Mary Elizabeth Casey Womack of record in Instrument No 20181022-0l 04195 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 22, 2018.

Cynthia Gale Womack Webb further conveyed her one third (1/3) Interest to The James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025, any amendments thereto by quitclaim deed dated February 5, 2025 of record in Instrument No. 20250210-0009860, said Register's Office for Davidson County, Tennessee For further reference see Certificate of Trust of record in Instrument No 20250210-0009852.

Being the same property conveyed to Clifford S Owens, Jr., a single man, by Warranty Deed from George Horace Womack, II, a married man, Jaqueline Diane Womack Woolwine, a married woman and James R. Webb and Cynthia W. Webb, Trustees of The James R Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025, dated February 13th, 2025 and filed February 18th, 2025 of record as Instrument number 20250218-0011964, Register's Office for Davidson County, Tennessee.

The property is commonly known as 601 Colony Trace Drive, Madison, Tennessee 37115

The above legal description is the same as that contained in the previous deed of record Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

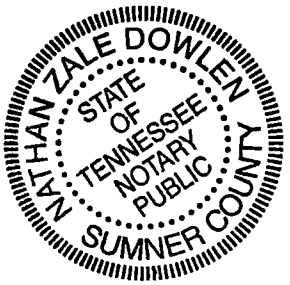
I, the above listed grantor conveys my interest in the real property to THE CLIFFORD SAMUEL OWENS, JR LIVING TRUST dated 28th , March, 2025.

Clifford Samuel Owens, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Clifford Samuel Owens, Jr with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name

Witness my hand and seal, this 28th of March, 2025



Notary Public
My Commission Expires.

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE CLIFFORD SAMUEL OWENS, JR LIVING TRUST dated 28th , March, 2025

Clifford Samuel Owens, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Clifford Samuel Owens, Jr with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 28th of March, 2025



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.