Karen Johnson Davidson County
Batch # 1263475 DEEDQC
04/23/2025 01:49:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250423-0031256

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Map: 164-100A Parcel: 298

From: Jeffery Owens and Diane Ragin Owens
6216 Bent Wood Drive
Antioch, Tennessee 37013

To: The Jeffery Owens and Diane Ragin Owens Community Property Trust
6216 Bent Wood Drive
Antioch, Tennessee 37013

Mail Tax Bill to New Property Owner:

Jeffery Owens and Diane Ragin Owens Community Property Trust
6216 Bent Wood Drive
Antioch, Tennessee 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ten dollars and 00/100s ($10.00).

James B. Johnson
Affiant

Sworn to and subscribed before me, this 23rd day of April 2025.

Notary Public

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

My Commission Expires: 11-8-2027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars and 00/100s ($10.00) in hand paid to Jeffery Owens and Diane Ragin Owens, who reside at 6216 Bent Wood Drive, County of Davidson, City of Antioch, State of Tennessee (hereinafter known as the "Grantors"), Grantors hereby remise, release and forever quitclaim unto The Jeffery Owens and Diane Ragin Owens Community Property Trust, one hundred percent (100%) of any and all rights, title, interest and claim owned by Grantors in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The property is improved property known as 6216 Bent Wood Drive, Antioch, Tennessee 37013.

Witness my hand this the 23rd day of April 2025.

Signature of Grantor Jeffery Owens

Diane R. Owens

Signature of Grantor Diane Ragin Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery Owens and Diane Ragin Owens, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the same date.

Given under my hand this 23rd day of April 2025.

Notary Public

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

My Commission Expires: 11-8-2027

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 375 on the Final Plat, Village Seven, Summerfield Subdivision, a Planned Unit Development, of record in Instrument Number 20041130-0142175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed from Summerfield Development, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20050329-0033880, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Owens and Diane R. Owens, Husband and Wife, by Warranty Deed, on May 20, 2005, Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument Number 20050525-0059188, Register's Office for Davidson County, Tennessee. The said Jeffrey Owens and Jeffery Owens being one and the same person.