Karen Johnson Davidson County
Batch# 1269038 DEEDQC
05/05/2025 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034972

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL 2025.

Notary Public

MY COMMISSION EXPIRES: 9/6/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lockland Law Group, LLC
204 South 11th Street
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Owen Development, LLC	**Same as New Owner**	**Part of Parcel 083-09-0-254.00**
(NAME)	(NAME)	
1400 5th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **OWEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **OWEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO SEPARATE THE CURRENT TAX PARCEL INTO A SEPARATE TAX PARCEL FOR LOT 31 *****

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee. Said lot number 31, as well as lot numbers 32, 33 and 34, join each other and front 50 feet each on the westerly side of Thirteenth Street, formerly Anne Street; and extends back westwardly between parallel lines with the northerly margin of Russell Street, formerly Linn Street, which is the southerly line of said Lot No. 34, 170 feet to an alley in the rear.

Being a portion the same property conveyed to the Trustees of the East End Methodist Episcopal Church South by Deed from Mrs. Katie Lennox in Book 289, Page 19, Register's Office of Davidson County, Tennessee recorded October 21, 1906 and further being a portion of the same property conveyed to the Trustees of the East End Methodist Episcopal Church South by Deed from Mrs. Katie Lennox in Book 289, Page 19, Register's Office of Davidson County, Tennessee recorded October 21, 1906.

Being a portion of the same property conveyed to East End United Methodist Church, a Tennessee non-profit corporation by Quitclaim Deed from Trustees of the East End Methodist Episcopal Church South aka Board of Trustees of the East End M.E.CH. SO, nka East End United Methodist Church, a Tennessee non-profit corporation, dated June 29, 2021 and recorded July 22, 2021 in Instrument No. 20210722-0098319.

Being a portion of the same property conveyed to Owen Development, LLC from East End United Methodist Church via Warranty Deed recorded In Instrument No. _202505050034970_____, Registers Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 29th day of April 2025.

Owen Development, LLC,
a Tennessee limited liability company

By: _____
Brett M. Diaz
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Owen Development, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of April 2025.

_____
Notary Public

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 29, 2025.

Affiant Signature

5th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028