Karen Johnson
Batch # 1279507
05/30/2025 09 10 45 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250530-0042439

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:
052 16 0A **078** 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

Apartment Unit No. **J-78** of Neely's Bend Condominium created under Title 64, Section 2701 *et seq* as amended, Tenn Code Ann. And as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit

Being a part of the same property conveyed to Arthur Jones, Jr. and wife, Jean H. Jones by Warranty Deed from Central Tennessee Investment Company, Inc. of Record in Book 5511, Page 680, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Clifford S. Owens, Jr by Warranty Deed from Arthur Jones, Jr. and wife, Jean H. Jones dated September 29th, 1988 and filed of record in Book 7666, pages 627 – 630, Register's Office for Davidson County, Tennessee

The property is commonly known as **1301 NEELYS BEND RD, Unit 78, Madison, Tennessee 37115.**

The following restrictions remain, unless otherwise already resolved:

1 All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office, Davidson County, Tennessee

2. All terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No 0009001074, in Book 5476, page 765, Register's Office, Davidson County, Tennessee and the By-Laws and Rules and Regulations of said corporation.

3 Easements and restrictions as Neely's Bend Condominium of record shown on the plat of in Book 5200, page 200, Register's office, Davidson County, Tennessee.

4. A deed of trust from Arthur Jones, Jr and wife, Jean H. Jones to Metropolitan Federal Savings & Loan Association, executed April 16, 1984 and recorded in Book 6272, page 988, Register's office for Davidson County, Tennessee to secure the payment of a note in the amount of $26,000 00 payable as therein specified.

5. Such liens Grantee's title and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor

6. Rights of tenants under existing lease, if any

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.

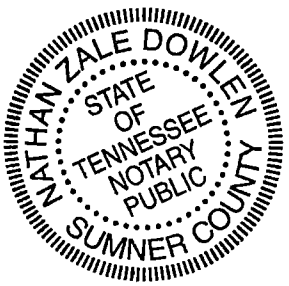
Clifford Samuel Owens Jr

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 20th of May, 2025.



Notary Public
My Commission Expires:
DEC 19 2028

AFFIDAVIT

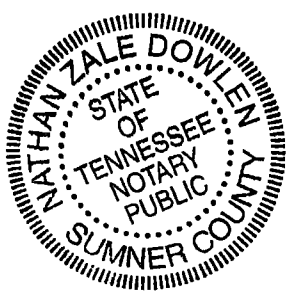
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed I, the above listed grantor conveys my interest in the real property to THE CLIFFORD SAMUEL OWENS, JR LIVING TRUST dated 28th , March, 2025.

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 20th of May, 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.