Karen Johnson Davidson County
Batch# 1280167 DEEDQC
06/02/2025 10:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250602-0043007

Maximum principal indebtedness for TN Recording Tax purpose is $96,312.00

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Jared Owens 634 W Nocturne Drive Nashville, TN 37207

Order Number: WFRASM25830767

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Hannah Phillips, f/k/a Hannah Owens, divorced and not re-married, and Jared Owens, divorced and not re-married,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jared Owens, an unmarried person,** whose address is 634 W Nocturne Drive, Nashville, TN 37207, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being in Lot No. 93 on the Plan of Haynes Heights, Section II of record in Plat Book 2331, Page (s) 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 070 04 0 003.00
Street address of property: 634 W. Nocturne Drive, Nashville, TN 37207
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180122-0006355, in the Register's Office, Davidson County, Tennessee.

Signed this 20 day of May, 2025

Signature of Grantor (1 of 2):

Hannah Phillips f/k/a Hannah Owens

Hannah Phillips, f/k/a
Hannah Owens

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of May, 2025, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Hannah Phillips, f/k/a Hannah Owens, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Com Exp 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 20 day of May, 2025.

Signature of Grantor (2 of 2):

Jared Owens

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of May, 2025, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jared Owens, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Comm Exp 07/03/28

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 070 04 0 003.00
Street address of property: 634 W Nocturne Drive, Nashville, TN 37207

Oath of Consideration

I or we, Jared Owens, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10 or .

Signed this 20 day of May, 2025.

Signatures of Affiant(s):

Jared Owens

Sworn and ~~subscribed before~~ me this 20 day of May, 2025.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Com Exp 07/03/28

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 May 20, 2025 (date of document).

Cheri Hackethal
Affiant Signature

June 2, 2025
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 2nd day of June, 2025

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097