QUITCLAIM DEED

Prepared from information provided by the parties.

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHRYN HENDERSON NOTARY PUBLIC TENNESSEE My Comm Exp. July 8, 2028 COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irvin B. Oten		
(NAME)	(NAME)	
736 Rowan Drive	Same as New Owner	059 10 0 059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Irvin B. Oten, III, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Irvin B. Oten and Bedengere Oten, husband and wife** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, 12th Civil District, Being Lot No. 303 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for said County.

Said Lot 303 fronts 75 feet on the northerly side of Rowan Drive, and extends back 130 feet on the easterly line and 128.5 feet on the westerly line, to a dead line measuring 91.80 feet thereon.

Being the same property conveyed to Irvin B. Oten, III by Warranty Deed dated July 29, 2016 from Michael Christman of record in Instrument Number 20160803-0079967, Register's Office for Davidson County, Tennessee.

Upon oath, Irvin B. Oten, III warrants, covenants and certifies that the aforedescribed real property is not his homestead as defined by Statute.

Legal description is the same as previous Warranty Deed.

Improved Property known as: **736 Rowan Drive, Nashville, TN 37207**

Karen Johnson Davidson County
Batch # 1284203 DEEDQC
06/13/2025 11:17:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250613-0046052

Witness our hands this 4th day of June, 2025.

Irvin B. Oten, III

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irvin B. Oten, III the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of June, 2025.

Commission expires:

Notary Public

KATHRYN HENDERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 8, 2028
COUNTY OF RUTHERFORD