THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 15th day of August, 2025.

Notary Public
My Commission Expires: 9/5/2028

NICHOLAS RAY HAWKINS NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 1314632 DEEDQC
08/26/2025 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250826-0068013

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Luna Living Trust **4600 Setter Court** **Nashville, TN 37207**	**Luna Living Trust** **4600 Setter Court** **Nashville, TN 37207**	**032-10-0-002.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rachel Owen and Andrea Hewitt, spouses married to each other** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Luna Living Trust dated August 15, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

CERTAIN real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 10 on the Plan of Section II, Quail Ridge Subdivision, as of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for complete description.

BEING the same property conveyed to Rachel Owen and Andrea Hewitt, spouses married to each other, by Warranty Deed from Mike LaBorg, a married man, of record at Instrument number 20200904-0101277, in the Register's Office for Davidson County, Tennessee, dated September 4, 2020.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **4600 Setter Court, Nashville, Tennessee 37207.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 15th day of August, 2025.

GRANTORS:

Rachel Owen

Andrea Hewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2025, before me personally appeared Rachel Owen and Andrea Hewitt to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 15th day of August, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 August 15, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 15th day of August, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Public
My commission expires: 4/5/2028

(SEAL)

