Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1360293 DEEDQC
12/19/2025 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251219-0101105

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Victoria L. McGowen 804 Huntwood Place, Nashville, TN 37221	New Owner	128030B04000CO
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This transaction is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **VICTORIA L. MCGOWEN V. JOHN PAUL H. OWENS**, in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No. 25D-1096. Accordingly, I, **JOHN PAUL HUBBARD OWENS,** hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **VICTORIA L. MCGOWEN F/K/A VICTORIA OWENS,** her heirs, successors, representatives, and assigns, hereinafter called **"Grantee"** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Final Plat, Section Two, Williamsport Subdivision, a Residential Planned Unit Development, of record in Plat Book 9700, page 705, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Paul Hubbard Owens and Victoria Owens, husband and wife, by Warranty Deed from Rahim Ashari and wife, Latifa Ashari, dated October 12, 2018 and recorded October 17, 2018 in Instrument No. 20181017-0103049, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Huntwood Place, Nashville, TN 37221. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of December, 2025.

GRANTOR:

John Paul Hubbard Owens

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOHN PAUL HUBBARD OWENS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2025

JESSE SCOTT PRESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 7-15-2026

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Montgomery

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Victoria L. McGowen v. John Paul H. Owens**, in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No. 25D-1096, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this 17th day of December, 2025.

Notary Public

My Commission Expires: 7-15-2026

JESSE SCOTT PRESSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Brian Hurst, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on December 17, 2025.

Signature

12/17/25
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Brian Hurst, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

12/17/25
Date

My Commission Expires: 10-20-29

