This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1370761 DEEDQC
01/16/2026 08:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260116-0003935

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Anthony Owens **1504 Arthur Ave** **Nashville, TN 37208**	**081-12-0G-002.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANTHONY T. OWENS and PERRI DUGARD OWENS, HUSBAND AND WIFE** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **ANTHONY T. OWENS** ("Grantee"), his heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Certain real property situated in Davidson County, State of Tennessee, described as follow, to-wit:

Being Unit 1504 of the plat of Arthur Street Condominiums, as established by Master Deed of record in Instrument No. 20090924-0089001, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to ANTHONY T. OWENS and PERRI DUGARD OWENS, by deed from THE FARMERS BANK, of record in Instrument No. 20110202-009220 in the Register's Office of Davidson County, Tennessee.

RESTRICTIONS
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto appearing of record in Instrument 20090924-0089001, Register's Office for said County, and to all matters set out on the aforesaid plat.

This is improved property known as 1504 Arthur Avenue, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 9th day of January, 2026.

GRANTORS:

ANTHONY T. OWENS

PERRI DUGARD OWENS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **ANTHONY T. OWENS** and **PERRI DUGARD OWENS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January, 2026.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 9th day of January, 2026.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 January 9, 2026 (date of document).

Affiant Signature

1/15/26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

Notary's Signature

My Commission Expires: 9/7/26

