Karen Johnson Davidson County
Batch# 1370764 DEEDQC
01/16/2026 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260116-0003939

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

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Perri DuGard Owens **1504 Arthur Ave** **Nashville, TN 37208**	**069-16-0-091.00**	**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, **PERRI DUGARD OWENS AND ANTHONY OWENS, a married couple** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **PERRI DUGARD OWENS** ("Grantee"), her 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:

A tract of land in the Thirteenth formerly Twenty Third, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by M. Collier Parrish Associates, Civil Engineers, December 24, 1958, as follows:

BEGINNING at a point in the center line of New Hydes Ferry Pike at the northeast corner of a tract that was conveyed to Isaih Suggs and Mary Suggs, by deed from Ira D. Kennedy and wife, of record in Book 2386, Page 279, thence along center line of said New Hydes Ferry Pike, South 73 degrees 45 minutes East 100 feet South 74 degrees East 41 feet to a margin of said Pike, thence leaving said Pike, South 50 degrees West 247.6 feet to an iron pin in the north margin of Old Hydes Ferry Pike, thence with the margin of the same northwesterly 100 feet to an iron pin in Suggs' southeast corner, said point being 366 feet southeast from the intersection of the margin of the Old and New Hydes Ferry Pikes, thence along Suggs' easterly lines North 37 degrees 15 minutes East 176 to the point of beginning.

Being the same property conveyed to PERRI DUGARD OWENS and ANTHONY OWENS, a married couple, by deed from HOFFMAN DODD PROPERTIES, LLC, a Tennessee limited liability company, of record in Instrument No. 20260724-0056050 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3727 John Mallette Drive, Nashville, Davidson County, Tennessee 37218.

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:

PERRI DUGARD OWENS

ANTHONY OWENS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **PERRI DUGARD OWENS** and **ANTHONY 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

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY