Karen Johnson Davidson County
Batch# 1467717 DEEDQC
09/03/2026 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081695

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 30th day of August, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2080

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jessica J. Owen, Trustee 4300 Elkins Avenue Nashville, Tennessee 37209	SAME	Map 091-16-0 Parcel 195.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James M. Owen, Sr. and wife, Helene K. Owen**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and

to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jessica J. Owen, Trustee of the James & Kathleen Owen Living Trust, established by the Revocable Trust Agreement of James McNairy Owen, Sr. and Helene Kathleen Owen dated August 30, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30th day of August, 2026.

James M. Owen

James M. Owen, Sr.

Helene K. Owen

Helene K. Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helene K. Owen, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2026.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Owen, Sr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2026.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 201, Block 8, on the plan of Charlotte Park Company's First Subdivision, of record in Book 57, Page 103, Register's Office for said County.

SAID Lot No. 201, which is a corner lot, fronts 61 feet on the northerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines with the westerly margin of Forty-Third Avenue North, formerly Second Street, 150 feet to an alley.

Being the same property conveyed to James M. Owen, Sr. and wife, Helene K. Owen by deed from Milton W. Warren and wife, Dorothy J. Warren, of record in Book 6595, Page 997, Register's Office for Davidson County, Tennessee.

This is improved property known as 4300 Elkins Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 30, 2026.

08/31/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of August, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

