Prepared By:
Ms. Lorna S. Olds
110 Lindsey Dr
Goodlettsville, Tennessee 37072

Send Tax Bills To:
After Recording Return To:
Mrs. Lorna E.Olds
110 Lindsey Dr
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 581471 DEEDQC
03/02/2021 11:56:31 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210302-0026493

TAX PARCEL ID #: 07215033500

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Lorna S. Olds, *("Grantor")*, a single female **whose address is** 110 Lindsey Dr, Goodlettsville, Tennessee 37072, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mrs. Lorna E.Olds *("Grantee")*, **whose address is** 110 Lindsey Dr, Goodlettsville, Tennessee 37072, all right, title, interest and claim to the following real estate property located at 2603 Pennington Ave A&B in the City/Township of Nashville, located in the County of and State of Tennessee and ZIP code of 37216, to-wit:

Property having Lot No.3 and 4 James Burns Subdivision, with the Section No. , and property beginning at Lot 3A on the plan of Zone Lot Division Lot Nos 3 and 4 James Burns Subdivision,of record in book 161,Page 98 as amended in Book 6250,Page 581, Register's office for said county. Said Lot No.3A fronts 25.0 feet on the easterly margin of Pennington Avenue and extends back between parallel lines 150.0 feet to an alley.In Book 11154 Page 461. Census tract 011.00 Map Reference 72-15-0. Source of Title # 20160105-0000758

FOR A VALUABLE CONSIDERATION, in the amount of ~~$100.00~~ 10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 03/02/2021.

TO HAVE AND TO HOLD ~~all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.~~

Lorna S Olds
(Grantor's Signature)

Ms. Lorna S. Olds
(Grantor's Printed Name)

(Grantee's Signature)

Mrs. Lorna E.Olds
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

Angela Blackwell
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Jennifer Hudson
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mrs. Lorna E.Olds
110 Lindsey Dr
Goodlettsville, Tennessee 37072

Mail Subsequent Tax Bills To:

Lorna E. Olds
110 Lindsey Dr
Goodlettsville, Tennessee 37072

Grantor's Address:

Ms. Lorna S. Olds
110 Lindsey Dr
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE)
) **SS.**
COUNTY OF)

The foregoing Quit Claim Deed was acknowledged before me on 3-2-2021 by Ms. Lorna S. Olds, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

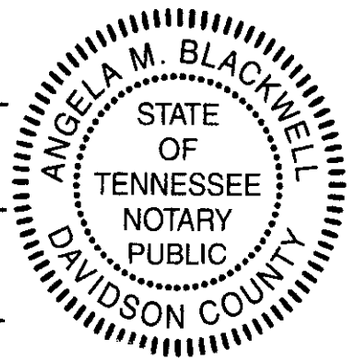
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Angela M. Blackwell
(Signature of Notary)

Angela M. Blackwell
(Printed Notary Name) , Tennessee

My Commission expires: 3-7-23



Davidson County DEEDWARR
Recvd: 01/06/16 10:30 6 pgs
Fees:27.00 Taxes:0.00
20160105-0000758

Commitment Number: 15-12121fst

After Recording, Send To:
12000 Snow Road #8
Parma, OH 44130

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Lorna S. Olds, 2603 B Pennington Ave. Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07215003700

GENERAL WARRANTY DEED

Julius B. Olds, married to Lorna S Olds, hereinafter grantor, of **Davidson County, Tennessee,** for $105,000.00 (One Hundred Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Lorna S. Olds,** single woman, hereinafter grantee, whose tax mailing address is **2603 B Pennington Ave., Nashville, TN 37216,** the following real property:

TRACT I LAND in Davidson County, Tennessee, being Lot No. 3A on the plan of Zone Lot Division Lot Nos. 3 and 4 James Burns Subdivision, of record in Book 161, Page 98 as amended in Book 6250, Page 581, Register's Office for said County. SAID Lot No. 3A fronts 25.0 feet on the easterly margin of Pennington Avenue and extends back between parallel lines 150.0 feet to an alley.
TRACT II LAND in Davidson County, Tennessee, being Lot No. 3B on the plan of Zone Lot Division Lot Nos. 3 and 4 James Burns Subdivision, of record in Book 161, Page 98 as amended in Book 6250, Page 581, Register's Office for said County. SAID Lot No. 3B fronts 25.0 feet on the easterly margin of Pennington Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same as the Quitclaim Deed conveyed to Julius B. Olds, from William R. Harris, Sr. dated September 28, 1998 recorded October 13, 1998, in Book 11154 Page 461 in the Official Records of Davidson County, State of Tennessee.

Parcel ID: 07215003700

Property Address is: 2603 B Pennington Ave., Nashville, TN 37216

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 11154, Page 461 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07215003700

Executed by the undersigned on Dec. 29, 2015:

Julius B. Olds

Lorna S. Olds

Lorna ~~E.~~ S. Olds

250

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 2nd day of March, 2021.

Notary

ANGELA M. BLACKWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY