Karen Johnson Davidson County
Batch# 641479 DEEDQC
05/21/2021 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210521-0069059

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-842961

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Douglass M. Oliver, Jr and Katherine Jones	Douglass M. Oliver, Jr and Katherine Jones	11614008500
229 Deer Park Drive	229 Deer Park Drive	
Nashville, TN 37205	Nashville, TN 37205	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DOUGLASS MOORE OLIVER, JR. and ERICA BUTLER OLIVER, Trustees of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, erroneously solely of record as ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DOUGLASS M. OLIVER, JR., a married person, and KATHERINE JONES, an unmarried person, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 229 Deer Park Drive, Nashville, TN 37205, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 1 on the Plan of Consolidation Plat, Linton-Oliver Subdivision, of record in Instrument No. 20021216-0154647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tax ID No.: 11614008500

BEING the same which Douglass Moore Oliver, Jr. and Erica B. Oliver, husband and wife by Deed dated October 30, 2019 and recorded November 12, 2019 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20191112-

0116651 conveyed unto Erica Butler Oliver, Trustee of the Douglass Moore Oliver, Jr. Revocable Trust Dated June 10th, 2013.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 229 Deer Park Drive, Nashville, TN 37205.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of May, 2021.

DOUGLASS MOORE OLIVER, JR., Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, erroneously solely of record as ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013

By: Douglass Moore Oliver Jr.
DOUGLASS MOORE OLIVER, JR., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DOUGLASS MOORE OLIVER, JR., Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, erroneously solely of record as ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, in his/her full and authorized capacity on behalf of said trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 10 day of May, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of May, 2021.

ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, erroneously solely of record as ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013

By: Erica Butler Oliver
ERICA BUTLER OLIVER, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, erroneously solely of record as ERICA BUTLER OLIVER, Trustee of the DOUGLASS MOORE OLIVER, JR. REVOCABLE TRUST Dated June 10th, 2013, in his/her full and authorized capacity on behalf of said trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 10 day of May, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Douglass M Oliver Jr.
DOUGLASS M. OLIVER, JR

Katherine Jones
KATHERINE JONES

Subscribed and sworn to before me this 10 day of May, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Gavin A. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021