THIS INSTRUMENT PREPARED BY:
Jonathan G. Dugdale
1107 N. Cumberland
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 659976 DEEDQC
06/18/2021 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210618-0082875

OWNER AND ADDRESS FOR TAX BILLS:
Pinzgauer Properties
1107 N. Cumberland
Lebanon, TN 37087

Map and Parcel Numbers:
0341003400

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert Brian Oldham**, hereinafter called the Grantor, have bargained and sold, and do hereby transfer, convey, remise, release and forever quitclaim, unto **Pinzgauer Properties**, hereinafter called the Grantee, its heirs and assigns, all right, title and interest of Grantor, in and to the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.
>
> Being the same property conveyed to Robert Brian Oldham, by deed from Mark W. King and wife, JoAnne J. King, dated 12/31/2020, of record in Instrument No. 20210112-0005591, Register's Office, Davidson County, Tennessee.
>
> THIS IS NOT THE MARITAL RESIDENCE OF THE GRANTOR.

This is improved property known as 816 Wren Road, Goodlettsville, TN 37072. Possession to be given with deed.

This conveyance is subject to any and all indebtedness encumbering the herein conveyed property, all of which the Grantee hereby expressly assumes and agrees to be responsible for all the terms and conditions of any notes and security instruments evidenced thereby.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 17 day of June, 2021.

Robert Brian Oldham

STATE OF TENNESSEE]

COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor Robert Brian Oldham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2020.

NOTARY PUBLIC

MORGAN O'NEILL STATE TENNEESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4-13-22

STATE OF TENNESSEE]

COUNTY OF WILSON]

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 17 day of June, 2021.

NOTARY PUBLIC

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4-13-22

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY