Karen Johnson Davidson County
Batch# 703264 DEEDQC
08/24/2021 10:09:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210824-0114079

This Instrument Prepared By:
Patricia A. McDade, Attorney
227 Bridge Street
Franklin, Tennessee 37064
(615) 791-0058

Name and Address of New Owner(s):
Sharon Nelson
7128 Bay Cove Trail
Nashville, TN 37221

Map/Parcel No.
141-12-B-34CO

Send Tax Statements To:
Same as Owner

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee in the cause of Sharon Kay Nelson vs. Terry Thomas Olin, Number 20D657, I, TERRY OLIN, by these presents do hereby remise, release, quitclaim and convey unto SHARON NELSON, her heirs and assigns, all of my right, title and interest which I may have in and to the following described land located and situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Phase 2, Southampton, as of record in Plat Book 5200, Page 595, as amended in Plat Book 6150, Page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sharon Nelson and Terry Olin, wife and husband, by Warranty Deed from Curtis Wayne Akers and wife, Clare Elizabeth Akers f/k/a Clare Elizabeth Davis of record in Instrument No. 20060405-0038841 and rerecorded in Instrument No. 20060502-0050146, Register's Office for Davidson County, Tennessee. Sharon Nelson and

Sharon Kay Nelson are one and the same person. Terry Olin and Terry Thomas Olin are one and the same person.

This conveyance is made subject to the following:

The Plan of record in Plat Book 5200, Page 595, as amended in Plat Book 6150, Page 298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7128 Bay Cove Trail, Nashville, TN 37221.

WITNESS my hand this 10 day of June, 2021.

TERRY OLIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named TERRY OLIN, bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 10 day of June, 2021.

(Seal)

TAMMY S. BECKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-4-25

STATE OF TENNESSEE
COUNTY OF Davidson

Transfer tax on this transfer is exempt under the provisions of §67-4-409, et seq.,

of the Tennessee Code Annotated.

AFFIANT

SWORN to and subscribed before me on this the 10 day of June, 2020.

(Seal)

NOTARY PUBLIC
My Commission Expires: 1-4-25

