Karen Johnson Davidson County
Batch# 715865 DEEDQC
09/15/2021 09:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210915-0123574

New owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Churchill Title Solutions 4501 Charlotte Park Dr. Suite 120A Charlotte, NC 28217	David Oldham II 701 Braidwood Dr. Nashville, TN 37214

Order Number: CTSL-BC339TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **David Oldham, aka David Oldham, II, an unmarried man and Mary Leanne Oldham, married to David Oldham ,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **David Oldham II, an unmarried man,** whose address is 701 Braidwood Dr., Nashville, TN 37214, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 328 on the Plan of Clover Hill, Section No. V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 328, which is a corner lot, fronts 95 feet on the Easterly martin of Braidwood Drive and fronts 142.9 feet on the Southerly margin of Leatherwood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 140 feet on the Easterly line and 186.4 feet on the Southerly line, to a point of intersection.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 096 10 0 246.00

Signed this 31 day of August, 2021.

Signature of Grantors (2 and 3 of 3):

Mary Leanne Oldham

Mary Leanne Oldham

David Oldham

STATE OF Tennessee, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 31 day of August, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mary Leanne Oldham and David Oldham, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

John P Barton

Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Street address of property: 701 Braidwood Dr., Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20200409-0037810 in the Register's Office, Davidson County, Tennessee.

Signed this 31 day of August, 2021.

Signature of Grantor (1 of 3):

David Oldham, aka David Oldham II

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 31 day of August, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came David Oldham, aka David Oldham II, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

County Parcel Number: 096 10 0 246.00
Street address of property: 701 Braidwood Dr, Nashville, TN 37214

Oath of Consideration

I or we, David Oldham the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10 .

Signed this 31 day of August, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 31 day of August, 2021.

Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

Certificate of Authenticity

I, Ana Valentina Gomez, 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 31st, 2021.

Date

Ana V Gómez

Affiant Signature

09/10/2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 10th day of September, 2021.

Notary's Signature

CHRISTINA LUONG
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 6/17/2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)