Karen Johnson Davidson County
Batch# 728250 DEEDQC
10/01/2021 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211001-0132033

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Richard W. Oliver, Co-Trustee
Susan E. Oliver, Co-Trustee
Richard and Susan Oliver Trust
885 Curtiswood Lane
Nashville, TN 37204

Send Tax Bills To:
same

Map/Parcel Number:
132 10 0 057.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Richard W. Oliver and wife, Susan E. Oliver, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Richard W. Oliver and Susan E. Oliver, Co-Trustees, and their successors in trust, of the Richard and Susan Oliver Trust dated September 27, 2021, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, in the City of Oak Hill, being Lot No. 2 on the Plan of Halcyon Acres, of record in Book 3600, page 75, Register's Office for said County, described as follows:

Beginning in the center of Curtiswood Lane at the comer of Lots Nos. 1 and 2; thence with the line between said two lots as follows: South 46 deg. 14 min. 30 sec. West 219.28 feet; South 32 deg. 57 min. 50 sec. West 64.29 feet; South 29 deg. 45 min. 30 sec. West 227.77 feet, and North 89 deg. 46 min. West 80.7 feet; thence South 1 deg. 58 min. West 120.8 feet; thence South 89 deg. 46 min. East 277.5 feet to the comer of Lots Nos. 2 and 3; thence with the same, North 0 deg. 21 min. East 163.4 feet and North 32 deg. East 384.3 feet to the center of said Curtiswood Lane; thence with the center of same North 68 deg. 30 min. West 100 feet to the beginning.

Being the same property conveyed to Richard W. Oliver and Susan E. Oliver, husband and wife, by Warranty Deed from Daniel Hsu and spouse Ruth Hsu, of record in Book 8768, page 616, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

The property herein conveyed is subject to restrictive covenants of record in Book 1512, page 141, and Book 3812, page 633, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property known as 885 Curtiswood Lane, Nashville, Tennessee 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property entirely in the name of the Richard and Susan Oliver Trust, and to dissolve the tenancy by the entirety interest of Richard W. Oliver and wife, Susan E. Oliver, pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 27 day of September, 2021.

Richard W. Oliver, Grantor

Susan E. Oliver, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Richard W. Oliver and Susan E. Oliver, Grantors, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that each executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of September, 2021.

Kristi Parker
Notary Public

My Commission Expires: 3/3/2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A).

Richard W. Deines
Affiant

Subscribed and sworn to before me this 27 day of September, 2021.

Kristi Parker
Notary Public

My Commission Expires: 3/3/2025

KRISTI PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2025

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 September 27, 2021

Carla L Lovell

Carla Lovell

9/30/2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of September, 2021.

Terrie A Carlton

Notary Public

My Commission Expires: _

