1

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Richard Rohr
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Dustin J. Olson
3205 Cedar Ridge Rd
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

Karen Johnson Davidson County
Batch# 802394 DEEDQC
02/09/2022 09:36:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220209-0014826

MORTGAGEE:

MAP	**108**
GROUP	**08**
PARCEL	**323.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Dustin J. Olson ,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Dustin J. Olson and Lisa M. Olson, husband and wife ,** hereinafter called the "GRANTEES", their heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Dustin J. Olson by deed August 31, 2021 from Carter A. Neatherly and wife, Marietta L. Neatherly, of record in Instrument no. 20210907-0119826, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

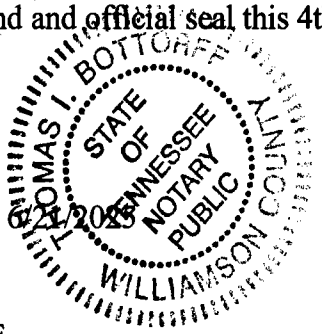
WITNESS my hand this the 4th day of February, 2022.

Dustin J. Olson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dustin J. Olson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of February, 2022.



Thomas I. Bottorff
NOTARY PUBLIC

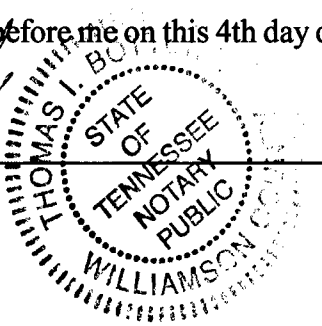
My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Lisa M Olson
AFFIANT

Subscribed and sworn to before me on this 4th day of February, 2022.



NOTARY PUBLIC

My Commission Expires:

Exhibit "A"

BEING Lot No. 199, Section 2, Larchwood, as of record in Book 5200, Pages 57-59, Register's Office, Davidson County, Tennessee.

Being the same property as conveyed to Carter A. Neathery and wife, Marietta L. Neathery, as tenants by the entirety by Warranty Deed from Michael R. Shrum and wife, Pamela R. Shrum dated 05/29/1992 recorded 06/01/1992 as Book 8639, Page 516, in Document Number NA, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3205 Cedar Ridge Rd, Nashville, TN 37214-4014

AND

Land in the 3rd Civil District of Davidson County, Tennessee, being described according to a survey by Petty & Petty dated July 25, 1973 and described as follows:

Beginning at a point in the northerly margin of Elm Hill Pike being a corner lot R. L. Goss and being a part of the old S. S. Williams property acquired in Book 689, page 416, Register's Office for Davidson County, Tennessee; thence south 84 degrees 20 minutes East 577 feet to a point; thence South 6 degrees 16 minutes West 648 feet to a point in the northerly margin of Elm Hill Road; thence with the northerly margin of Elm Hill Road North 38 degrees 10 minutes West 275 feet;

North 28 degrees 48 minutes West 480 feet; North 57 degrees 50 minutes West 120 feet to the point of beginning, containing 4.00 acres, more or less.

Being the same property conveyed from Carter A. Neathery and Gerald C. DeMarco, Jr. and Phillip Laxton and wife, Pamala Laxton, Kazuo Ishida and Chue Fa Fane by Quit Claim Deed to Carter A. Neathery dated 07/21/1996 and recorded 07/22/1996 as Book 10127, Page 286 Register's Office for Davidson County, Tennessee

This is an unimproved property commonly known as: 0 Cedar Ridge Road, Nashville, TN 37214