Karen Johnson Davidson County
Batch# 822184 DEEDQC
03/14/2022 02:21:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220314-0029609

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that on this 15th day of ~~January~~ February, 2022, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt sufficiency and adequacy of which is acknowledged, PAUL R. ODUM AND JO ANN ODUM, TRUSTEES OF THE PAUL R. ODUM AND JO ANN ODUM REVOCABLE LIVING TRUST, party of the first part, do hereby bargain, sell, release, remise, quitclaim and convey to JACK ODUM, party of the second part, all of their right title and interest in and to the following described property, situated and being in Hermitage, County of Davidson, State of Tennessee, and being more particularly described as follows; to-wit:

Beginning at a point in the easterly margin of Melvin Road, said point being 200.17 feet as measured along the easterly margin of Melvin Road in a northerly direction from the northerly margin of Central Pike; thence continuing along the easterly margin of Melvin Road in a northerly direction 77.06 feet to a point, said point being the northwest corner of the property convey to HERMAN F. ODUM and wife, KATHLEEN J. ODUM, by Deed from SHIRLEY H. GRIGGS and wife, RUTH GRIGGS, of record in Book 4652, Page 640, Register's Office for Davidson County, Tennessee; thence North 85 degrees 02 minutes East 484.61 feet to a point; thence South 4 degrees 45 minutes East 360.17 feet to a point; thence South 43 degrees 55 minutes East 21.66 feet to a point; thence South 3 degrees 09 minutes East 37.12 feet to a point; thence South 41 degrees 20 minutes East 69.73 feet to a point in the northerly margin of Central Pike; thence in a Westerly direction along the northerly margin of Central Pike 226.0 feet to a point; thence North 6 degrees 59 minutes West 96.73 feet to a point; thence North 54 degrees 58 minutes West 29.55 feet to a point; thence North 64 degrees 22 minutes West 228.62 feet to a point; thence North 61 degrees 57 minutes West 135.92 feet to the point of Beginning and containing 3.06 acres, more or less

This is the same property conveyed to the said party of the first part by the Deed of record bearing Instrument No. 20070613-0070807 in the Register's Office of Davidson County, Tennessee. The said party of the first part is executing this instrument in their capacity and with the authority granted to them as Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust.

This conveyance is subject to any liens of Deeds of Trust, subdivision restrictions, building lines and easements of record in the said Register's Office and any real estate taxes which may be due and owing, as well as any set of facts affecting the property which would be shown by an accurate and current survey thereof.

At the request of the parties to this instrument, there has been no title search obtained and title has not been examined and is not certified by the attorney preparing this instrument.

DATED this 15th day of ~~January~~ February, 2022.

THE PAUL R. ODUM AND JO ANN ODUM REVOCABLE LIVING TRUST

BY: _____
PAUL R. ODUM, TRUSTEE

BY: _____
JO ANN ODUM, TRUSTEE

STATE OF TENNESSEE:
COUNTY OF Davidson:

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared PAUL R. ODUM AND JO ANN ODUM, TRUSTEES OF THE PAUL R. ODUM AND JO ANN ODUM REVOCABLE LIVING TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the persons within named and that they executed the foregoing instrument for the purposes therein contained in their capacity and with the authority granted to them as said Trustees of THE PAUL R. ODUM AND JO ANN ODUM REVOCABLE LIVING TRUST.

WITNESS my hand and seal this 15th day of ~~January~~ February, 2022.

_____
Notary Public

My Commission Expires:
September 8, 2025

PAUL POLAND III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF TENNESSEE:
COUNTY OF Davidson :

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn before me this 15th day of ~~January~~ February 10 22 2022.

Notary Public

My Commission Expires:

September 8, 2025

PAUL POLAND III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Property Addresses:

4417 Central Pike
Hermitage, TN 37076

Tax Parcel # 08700012000

Owner's Name and Address
and Mail Tax Bills to:

Jack Odum
5575 John Hagar Road
Mt. Juliet, TN 37122

This Instrument Prepared By
and return to:

Bruce L. Feldbaum
Attorney at Law
22 N. Front St. #1055
Memphis, TN 38103