NEW OWNER:
DAVID M. OLDHAM AND MARY L. OLDHAM
111 DELROSE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 826353 DEEDQC
03/22/2022 11:29:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220322-0032781

Map & Parcel No.: 08414015500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **LESLIE MARIE SPERRAZZA, EXECUTOR OF THE ESTATE OF SUZANNE CECIL VAN HOOSER, BEVERLY GORDON VAN HOOSER, JR., MARY LEANNE (VAN HOOSER) OLDHAM, LAURA ELIZABETH (VAN HOOSER) OVERTON and LESLIE MARIE (VAN HOOSER) SPERRAZZA**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **DAVID M. OLDHAM and wife, MARY L. OLDHAM, as tenants by the entirety**, their heirs, successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 25 on the Plan of Donelson Meadows, Section 2, as shown on the plat of the same of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 25 fronts 100 feet on the easterly side of Dellrose Avenue and extends back 167.3 feet on the northerly line and 171.9 feet on the southerly line to a dead line, measuring 100.1 feet.

Being the same property conveyed B. Gordon Van Hooser and wife, Suzanne C. Van Hooser by Warranty Deed from Jack Nixon Curtis and wife, Anita Curtis, dated July 19, 1963, and of record in Book 3614, Page 160, in the Register's Office for Davidson County, Tennessee. B. Gordon Van Hooser a/k/a Beverly Gordon Van Hooser and Suzanne C. Van Hooser a/k/a Suzanne Cecil Van Hooser remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of B. Gordon Van Hooser on February 4, 2021; therefore, Suzanne C. Van Hooser was the surviving tenant by the entirety to the property

herein. Suzanne C. Van Hooser is now deceased, having died a widow and testate on August 31, 2021. For further reference to title, see the Probate of the Estate of Suzanne Cecil Van Hooser, Docket No. 21P-1968, in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville- Davidson County (Probate Division), whereby according to her Last Will and Testament, the real property owned by her at the time of her death was devised to her children: Beverly Gordon Van Hooser, Jr., Mary Leanne (Van Hooser) Oldham, Laura Elizabeth (Van Hooser) Overton and Leslie Marie (Van Hooser) Sperrazza.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 17 day of March, 2022.

ESTATE OF SUZANNE CECIL VAN HOOSER

Leslie Marie Sperrazza

BY: LESLIE MARIE SPERRAZZA
ITS: EXECUTRIX

Beverly Gordon Van Hooser

BEVERLY GORDON VAN HOOSER, JR.

Mary Leanne (Van Hooser) Oldham

MARY LEANNE (VAN HOOSER) OLDHAM

Laura Elizabeth Van Hooser Overton

LAURA ELIZABETH (VAN HOOSER) OVERTON

Leslie Marie Van Hooser Sperrazza

LESLIE MARIE (VAN HOOSER) SPERRAZZA

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LESLIE MARIE SPERRAZZA, AS EXECUTRIX OF THE ESTATE OF SUZANNE CECIL VAN HOOSER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of March, 2022.

Diann Carmack

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BEVERLY GORDON VAN HOOSER, JR., MARY LEANNE (VAN HOOSER) OLDHAM, LAURA ELIZABETH (VAN HOOSER) OVERTON and LESLIE MARIE (VAN HOOSER) SPERRAZZA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of March, 2022.

Diann Carmack

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Beverly Oldham

AFFIANT

Sworn to and subscribed to before me this the 17th day of March, 2022.

Diann Carmack

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY