Karen Johnson Davidson County
Batch# 882733 DEEDQC
07/01/2022 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220701-0076433

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Specialty Agency Solutions, LLC,
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: CCT-TN-RF-1345458

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Eric Landes and Megan Oleson	Eric Landes and Megan Oleson	09204039500
5910 Saundersville Road	5910 Saundersville Road	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ERIC LANDES, an unmarried person, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ERIC LANDES, an unmarried person and MEGAN OLESON, an unmarried person, as tenants in common, hereinafter referred to as "Grantee", whose mailing address is: 5910 Saundersville Road, Mount Juliet, TN 37122, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 and the southerly 1 1/2 feet of Lot No. 34 on the Plat of Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of John McNairy's Mansion House Tract, of record in Book 161, Page 146, Register's Office for said County.

Said Lot and part of said lot front together 39 feet on the westerly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines, 136 feet more or less to an alley.

Tax ID No.: 09204039500

BEING the same property conveyed unto Eric Landes, unmarried from William T Smith, Trustee by Deed dated October 3, 2018 and recorded October 4, 2018, in Instrument No. 20181004-0098552, in the Office of County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 903 11th Avenue N, Nashville, TN 37208.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of June, 2022.

ERIC LANDES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERIC LANDES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29 day of June, 2022.

Notary Public
My Commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

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.

ERIC LANDES

MEGAN OLESON

Subscribed and sworn to before me this 29 day of June, 2022.

Notary Public
My Commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, A. Delgado, 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 6-29-2022 (date of document).

Affiant Signature

6-30-2022

Date

State of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 30 day of JUNE, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-19-2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499