Karen Johnson Davidson County
Batch# 882734 DEEDQC
07/01/2022 09:05:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220701-0076435

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER:
THE JAMES OLDHAM
REVOCABLE TRUST-2007
1125 ROGANA ROAD
BETHPAGE, TN 3722

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
THE JAMES OLDHAM
REVOCABLE TRUST-2007
1125 ROGANA ROAD
BETHPAGE, TN 37022

MAP AND PARCEL: 081 11 0 306.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **I, BRANDON LUSTER,** do hereby release, remise, and forever quitclaim to **JAMES OLDHAM AND MAE OLDHAM, TRUSTEES OF THE JAMES OLDHAM REVOCABLE TRUST-2007,** their successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of W. M. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

SAID Lot No. 1 fronts 54 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back 200 feet, more or less on the westerly line, and 217 feet, more or less, on the easterly line, with the westerly margin of an alley, to an alley, measuring 49.2 feet.

BEING the same property conveyed to Edward David Luster by Warranty Deed from E. T. Davis and James A. Oldham dated September 20, 2000 and of record in Instrument Number: 20000921-0093802 in the Register's Office for Davidson County, Tennessee. The said Edward David Luster aka Edward David Luster, Jr. died intestate on November 26, 2017 leaving his son, Brandon Luster, as his sole heir at law. For further reference see Affidavit of Heirship of record in Instrument Number: 20220627-0072896 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 29th day of June, 2022.

BRANDON LUSTER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRANDON LUSTER**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of June, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: SANDRA E KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 29th day of June, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SANDRA E KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024