QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 9/14th, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric Landes 903 11th Ave N Nashville, TN 37208	Same as new owner	09204039500

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that MEGAN OLESON, an unmarried person, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto ERIC LANDES, an unmarried person, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> 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.
>
> Being the same property conveyed to ERIC LANDES and MEGAN OLESON from ERIC LANDES by Quitclaim Deed dated June 29, 2022, and recorded July 1, 2022, of record in Instrument No. 20220701-0076433, Register's Office, Davidson County, Tennessee.
>
> This is improved property, known as 903 11th Ave N, Nashville, TN 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on September 14, 2022.

Karen Johnson Davidson County
Batch# 916821 **DEEDQC**
09/14/2022 03:58:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220914-0102654

Megan Oleson

STATE OF Tennessee

COUNTY OF Davidson

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

On September 14, 2022, before me personally appeared MEGAN OLESON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 14, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25