Karen Johnson Davidson County
Batch# 960891 DEEDQC
01/13/2023 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230113-0002966

NEW OWNER:

Eric Landes &
Megan Oleson
903 11th Ave N
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map - Parcel: 09204039500

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **ERIC LANDES, an unmarried person,** hereinafter called the Grantor, has quitclaimed to **ERIC LANDES, an unmarried person, and MEGAN OLESON, an unmarried person, as joint tenants with rights of survivorship,** hereinafter called the Grantees, all of his rights title and interest in and to the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, 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, Pages 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, an unmarried person, from Megan Oleson, an unmarried person, by Quitclaim Deed, dated September 14, 2022, of record as Instrument 20220914-0102654, Register's Office for Davidson County, Tennessee. For further reference see Instrument 20220701-0076433 Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 903 11th Ave N, Nashville, Tennessee 37208.

WITNESS SIGNATURE(S) this 12th day of January, 2023.

ERIC LANDES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ERIC LANDES,** 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 at office, this 12th day of January, 2023.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the _____ day of_____, 2023.

Notary Public

My commission expires:_____

TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/12/2023.

Date

Celia Stewart-Rouse

Affiant Signature

1/12/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY