Karen Johnson Davidson County
Batch# 1057408 DEEDQC
10/04/2023 12 00 12 PM 4 pgs
Fees $22 00 Taxes $0 00
20231004-0078090

THIS INSTRUMENT PREPARED BY:
Hutch Henderson, esq.
1366 Allene Ave SW
Atlanta, GA 30310

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Bruce Omohundro 4005 Nestledown Drive Franklin, TN 37067	New Owner	033 14 0 070.00

RACHEL STRATTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. AUGUST 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2023.

Rachel Stratton
Notary Public

My Commission Expires: August 19, 2026
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **LEANNA GAYLE OMOHUNDRO and SHELBI LEIGH OMOHUNDRO**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Richard Bruce Omohundro,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.95 on the Plan of Pleasant Hills Addition, as of record in Book 3300, Page 7, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Green Acres Court at the corner of Lots 94 and 95; thence with the line between said lots, northeasterly 179.1 feet to a corner of Lot No. 93; thence with the line between Lots 93 and 95, northerly 223.4 feet to the south line of Lot No. 86; thence with the line of said lots and of Lots No.95, southwesterly 126 feet to a corner of Lot 96; thence with the line between Lots Nos.95 and 96, southerly 207.3 feet to the north terminus of Green Acres Court; thence with the margin of the same, in a

southeasterly direction around a slight curve, 100 feet to the point of beginning.

Being the same property conveyed to Richard B. Omohundro (AKA Richard Bond Omohundro), deceased, and wife, Joyce N. Omohundro, deceased, by deed from Henry F. Culberson, Jr. and wife, Patricia W. Culberson, of record in Book 6044, Page 65, Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and building setback lines.

This is property located at: 205 Green Acres Court, Goodlettsville, TN 37072.

This instrument is executed pursuant to the two attached affidavit of heirship and attached death certificates.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Hutch Henderson, esq. shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

[THE REMAINDER OF THIS PAGE WAS INTENIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this instrument has been executed this the 9th day of August, 2023.

GRANTOR:

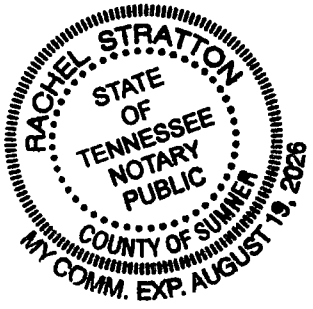
LeAnna Gayle Omohundro

LeAnna Gayle Omohundro

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LeAnna Gayle Omohundro, the bargainor, 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 9th day of August, 2023.



Rachel Stratton

Notary Public
My Commission Expires: August 19, 2026

IN WITNESS WHEREOF, this instrument has been executed this the 9th day of August, 2023.

GRANTOR:

Shelbi Leigh Omohundro

Shelbi Leigh Omohundro

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shelbi Leigh Omohundro, 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 at office this 9th day of August, 2023.

RACHEL STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. AUGUST 19, 2026

Rachel Stratton

Notary Public
My Commission Expires: August 19th, 2026

EXHIBIT "A"
To
QUIT CLAIM DEED