Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

TERESE S. OLIVER

TO: WARRANTY DEED

THOMAS WOODSON OLIVER, JR. and TERESE SCANLON OLIVER, Trustees of the OLIVER FAMILY COMMUNITY PROPERTY TRUST

THIS DEED OF REALTY, executed as of the 20 day of December, 2023, by Grantor, TERESE S. OLIVER, a married woman, to Grantees, THOMAS WOODSON OLIVER, JR. and TERESE SCANLON OLIVER, Trustees of the OLIVER FAMILY COMMUNITY PROPERTY TRUST dated December 20, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantor's right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 229 on the plan of Bordeaux Gardens, Section 1, as shown by plat of record in Book 3300, Page 91, and as revised and corrected in Book 3648, Page 217, and in Book 3671, Page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Terese S. Oliver, a married woman, by Warranty Deed from Daniel W. Love and Rosemary N. Love, husband and wife, as joint tenants, dated February 5, 2020, and recorded February 10, 2020, of record in Instrument No. 20200210-0015236, in the Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1089218
01/08/2024 08:59:28 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240108-0001345

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Terese S. Oliver

TERESE S. OLIVER Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TERESE S. OLIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20 day of December, 2023.

My Commission Expires:

7/14/27.

Callie M. Saulsbury

Notary Public

CALLIE M. SAULSBURY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Thomas Woodson Oliver, Jr. and Terese Scanlon Oliver, Trustees of the Oliver Family Community Property Trust 300 Hampton Station Road Clarksville, TN 37040	SAME/OWNER
Property Address:	Map and Parcel No.:
1496 Dolan Road Nashville, TN 37218	080-08-0-068.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).