This instrument prepared by and return to:
Joshua L. Baker, Esq.
Martin, Tate, Morrow & Marston, P.C.
6410 Poplar Avenue, Suite 1000
Memphis, Tennessee 38119

Karen Johnson
Batch # 1143932
06/06/2024 10:10:54 AM
Fees: $18.00 Taxes: $2,035.00
Davidson County
DEEDQC
3 pgs
20240606-0042387

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that RUSSELL I. OLSEN, a married person (hereinafter referred to as "Grantor"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey unto BENJAMIN JAMES OLSEN ("Grantee"), all of his interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

See Exhibit A attached hereto and made part hereof.

THIS DOCUMENT HAS BEEN PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH, ABSTRACT, OR EXAMINATION OF TITLE OF ANY KIND.

Grantor makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property, the improvements thereon and/or the condition of the title of the property.

IN TESTIMONY WHEREOF, Grantor has executed this instrument as of the 15th day of May, 2024.

RUSSELL I. OLSEN

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the state and county aforesaid, personally appeared RUSSELL I. OLSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office this 15th day of May, 2024.

My Commission Expires:

NOTARY PUBLIC

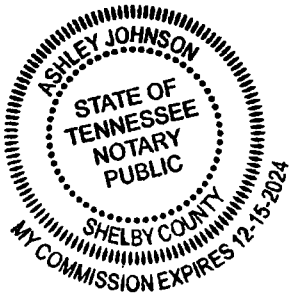
ASHLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-15-2024

ATTESTATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $550,000.00.

Affiant

Subscribed and sworn to me this the 15th day of May, 2024.



Notary Public

* *

RECORDING INFORMATION

Property Address:

316 A Leafland Avenue
Nashville, TN 37210

MAP & PARCEL

106-13-4A-001-00

Names and Address of the Property Owner Responsible for payment of the real property taxes:

BENJAMIN JAMES OLSEN
316 A Leafland Avenue
Nashville, TN 37210

Mail Tax Bills To:

BENJAMIN JAMES OLSEN
316 A Leafland Avenue
Nashville, TN 37210

Exhibit A

Land in Davidson County, Tennessee, being Unit A on the Plan of 316 Leafland Avenue, a Horizontal Property Regime with Private Elements, as sown in the Declaration of Covenants, Conditions and Restrictions for 316 Leafland Avenue, as set forth in Exhibit " B" of record in Instrument No. 20190308-0021662, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell I. Olsen, a married person, by Warranty Deed from Kelsey J. Jones, single woman, of record in Instrument No. 20230213-0010131 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on February 13, 2023.