QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1173537 DEEDQC
08/23/2024 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240823-0064995

STATE OF TN, COUNTY OF Davidson

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

Affiant

Subscribed and sworn to me on 23rd August, 2024.

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:
Redding Olney 1622 Hudson Rd. Madison, TN 37115	Same as New Owner	A Portion of 063 00 0 046.00

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 Redding Olney, a single man, 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 Redding Olney, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land situated in the 9th Councilmanic District of Davidson County, Tennessee. Being a portion of Parcel 46.00 on Davidson County Tax Map 63 and being more particularly described as follows:

Beginning along or near the southerly right of way margin of Hudson Road at a ½" capped iron rod (found – Moran), being the most northwesterly corner of the herein described tract and the most northeasterly corner of the Debra S. Robertson Property, as described in Deed Book 11671, Page 502, Register's Office for Davidson County, Tennessee, (R.O.D.C.) and being Lot 1 on the Robert F. McDaniel, Et ux Property, as shown on Plat Book 9700, Page 978, R.O.D.C. and having a Tennessee State Plane Coordinate of N: 691,577.49; E: 1,773,157.45;

Thence, leaving the Robertson Property and along or near the southerly right of way margin of Hudson Road, North 81°10'19" East for a distance of 174.23 feet to a ½" capped iron rod (new – Collier Eng), being a common corner of the herein described tract and the Rodney and Linda Wair Property, as described in Deed Book 6616, Page 658, R.O.D.C. and also being Lot 1 of the Plan of Section 1 of Robert McDaniel Property, as recorded in Plat Book 6050, Page 88, R.O.D.C.;

Thence, leaving said right of way margin and along or near the Wair Property the following two (2) calls:

South 17°52'30" East for a distance of 402.08 feet to a 36" pine tree and being the southwest corner of the Wair Property;

Thence, North 76°46'45" East for a distance of 149.41 feet to a ½" iron rod (found), being the southeast corner of the Wair Property and along or near the westerly line of the James D. Wright et al Property, as recorded in Instrument Number 20050722-0085586, R.O.D.C.;

Thence, leaving the Wair Property and along or near the Wright et al Property, South 26°55'18" East for a distance of 122.16 feet to a concrete monument (found), being the southwest corner of the Wright et al Property and the northwest corner of James D. and wife Debra Wright and Deloris M. Bowman, as recorded in Deed Book 11479, Page 371, R.O.D.C. and also being Lot 1 on the Plan of John Thomas Subdivision, as recorded in Plat Book 6200, Page 267, R.O.D.C.;

Thence, leaving the Wright et al Property and along or near common lines of the herein described tract and Wright and Bowman, South 25°44'23" East for a distance of 125.55 feet to a ½" iron rod (new – Colier Eng) being the most southeast corner of the herein described tract and along or near the rear line of Wright and Bowman;

Thence, leaving Wright and Bowman and with a new line of division across Parcel 46.00, South 68°36'06" West for a distance of 625.68 feet to a ½" iron rod (new – Colier Eng), being the most southwesterly corner of the herein described tract and along or near the easterly line of the Donald R. and Kimberly D. Allen Property, as recorded in Instrument Number 20040712-0082283, R.O.D.C. and also being Lot 4 on the Final Plat of Margaret Heights Subdivision, as recorded in Instrument Number 20040629-0077366, R.O.D.C.;

Thence, along or near common lines of the herein described tract and Allen, North 25°12'11" West a distance of 253.73 feet to a 5/8" iron rod (found), being along or near said easterly line of Lot 4 and the southwest corner of the Franklin J. Greene and Pamela J. Peterson Property, as recorded in Instrument Number 20140701-0057509, R.O.D.C.;

Thence, leaving said Lot 4 and with common lines of the herein described tract and Greene and Peterson the following two (2) calls:
North 64°45'48" East for a distance of 199.60 feet to a 7" fence post (found);

Thence, North 23°02'15" West for a distance of 125.64 feet to a ½" iron rod (found – Moran), being the southwest corner of the aforementioned Robertson Property and along or near the easterly line of Greene and Peterson;

Thence, leaving the Greene and Peterson Property and with common lines of the herein described tract and Robertson the following two (2) calls:
North 81°10'19" East for a distance of 113.97 feet to a ½" iron rod (found – Moran);

Thence, North 17°49'39" West for a distance of 340.61 feet to the Point of Beginning and containing 248,391 S.F. or 5.70 acres, more or less.

Being a portion of the Redding Olney Property, as recorded in Instrument Number 20240501-0031967, R.O.D.C.

Being part of the same property conveyed to Redding Olney, a single man, by Warranty Deed from Linda Faye Wair and Danny Ray McDaniel and Robert Dale McDaniel and Debra Sue Robertson and Christy Lynn Davis and Debra Sue Robertson, as Executrix of the Estate of Velma Sue McDaniel, dated May 1st, 2024, and recorded on May 1st, 2024, of record in Instrument No. 20240501-0031967, Register's Office for Davidson County, Tennessee.

This conveyance is made for the purposes of creating a separate map and parcel number.

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 August 19, 2024.

Redding Olney

Redding Olney

STATE OF TN

COUNTY OF Davidson

On Aug. 19, 2024, before me personally appeared **Redding Olney**, 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 19th August, 2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

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

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on August 23rd, 2024.

John Cobb Rochford

August 23rd, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on August 23rd, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026