This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 1179330 DEEDQC
09/09/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240909-0069401

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mr. and Mrs. William Johnson **2910 Melvin Road** **Hermitage, TN 37076**	**To New Owner**	**087 00 0 120.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JACK ODUM**, hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00) cash in hand paid, hereby releases, remises forever and quitclaims unto **BRENDA ODUM JOHNSON AND WILLIAM JOHNSON, WIFE AND HUSBAND** (collectively, "Grantee"), their heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Melvin Road, said point being 200.17 feet as measured along the easterly margin of Melvin Road in a northerly direction from the northerly margin of Central Pike; thence continuing along the easterly margin of Melvin Road in a northerly direction 77.06 feet to a point, said point being the northwest corner of the property convey to HERMAN F. ODUM and wife, KATHLEEN J. ODUM, by Deed from SHIRLEY H. GRIGGS and wife, RUTH GRIGGS, of record in Book 4652, Page 640, Register's Office for Davidson County, Tennessee; thence North 85 degrees 02 minutes East 484.61 feet to a point; thence South 4 degrees 45 minutes East 360.17 feet to a point; thence South 43 degrees 55 minutes East 21.66 feet to a point; thence South 3 degrees 09 minutes East 37.12 feet to a point; thence South 41 degrees 20 minutes East 69.73 feet to a point in the northerly margin of Central Pike; thence in a Westerly direction along the northerly margin of Central Pike 226.0 feet to a point; thence North 6 degrees 59 minutes West 96.73 feet to a point; thence North 54 degrees 58 minutes West 29.55 feet to a point; thence North 64 degrees 22 minutes West 228.62 feet to a point; thence North 61 degrees 57 minutes West 135.92 feet to the point of Beginning and containing 3.06 acres, more or less

BEING the same property conveyed to Jack Odum by deed from Paul R. Odum and Jo Ann Odum, Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust, of record as Instrument No. 20220314-0029609 in the Register's Office for Davidson County, Tennessee.

This is newly improved property commonly known as:
4417 Central Pike
Hermitage, TN 37076
Being one and the same address as:
2910 Melvin Road
Hermitage, TN 37076

Legal description same as previous deed of conveyance.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all deeds of trust, covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as the same are presently binding thereon. This conveyance is made also subject to all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land conveyed herein by public record or apparent from a visual inspection of the property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me this 9th day of September, 2024.

Notary Public

DEANE COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-28

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of September, 2024.

JACK ODUM

[ACKNOWLEDGEMENT ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK ODUM, the grantor referenced herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 4th day of September, 2024.

DEANE COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-26-2028

Notary Public

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 4th day of September, 2024.

Affiant Signature Date 9/9/2024

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 9th day of September, 2024.

Notary Public
My Commission Expires:

CAYLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 20, 2025