Karen Johnson Davidson County
Batch # 1190637 DEEDQC
10/07/2024 08:31:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241007-0077467

NEW OWNER:
Kevin Scott Olmstead
107 Newell Avenue
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney at Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File: 24-0134

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
44-5-150

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John J. Fox and Shirley J. Fox, husband and wife**, do hereby convey their interest in the below property unto **Kevin Scott Olmstead**, his heirs and assigns, forever, all of their right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being the south part of Lot No. 46 on the plan of Rayon City, of record in Book 843, Page 13, Register's Office for said County, to which plan reference is herein made for a more complete description.

Beginning at a point in the southerly margin of Newell Avenue (Formerly Dupont Avenue), said point 313.1 feet from the southerly corner of Newell Avenue and Davis Avenue; thence, south 64 deg. 20' west 148.2 feet to a point at the rear line of subject parcel; thence, south 30 deg. 33' east 23.3 feet to a point at the south margin of Newell Avenue; thence with said margin of said avenue north 28 deg. 56' west 60 feet to the point of beginning, according to a survey of John Kohl, Registered Land Surveyor, dated 20, 1978.

Being the same property conveyed to John J. Fox and wife, Shirley J. Fox, by Warranty Deed from Karen E. Bain, a single person, dated February 22, 2000 and of record in Instrument No. 20000223-0017814, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 107 Newell Avenue, Old Hickory, TN 37138.

WITNESS SIGNATURE(S) this 3rd day of October, 2024.

John J. Fox

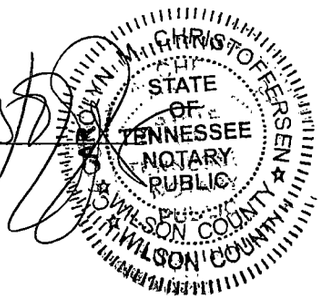
Shirley J. Fox

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **John J. Fox and Shirley J. Fox**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of October, 2024.

Notary Public



My commission expires: 09/23/2026

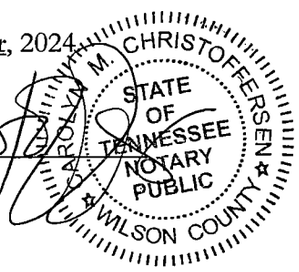
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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 3rd day of October, 2024.

Notary Public



My commission expires: 09/23/2026