THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

COMMONWEALTH OF VIRGINIA)
COUNTY OF Culpeper **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF Sep, 2024.

LESLIE CATHERINE KOMAR
Notary Public
Commonwealth of Virginia
Registration No. 00273908
My Commission Expires Aug 31, 2028

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/28

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Olson Revocable Living Trust .
9587 O'Bannon's Mill Road
Boston, VA 22713

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
Map & Parcel No.
118-08-0-052.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Steven Olson and Pamela S. Olson, husband and wife, do hereby remise, release and quitclaim unto Steven Carl Olson and Pamela Stromer Olson, Trustees, and their successors in trust, of The Olson Revocable Living Trust, its successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto, to wit:

Tract I: Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 12 fronts 57.6 feet on the easterly side of Felts Avenue and runs back 99 feet on the northerly line, with the southerly margin of Melrose Avenue, and 127.5 feet on the southerly line to an alley, measuring 50 feet thereon.

Tract II: Land in Davidson County, Tennessee and being Lot No. 13 on the Plan of Grandview Heights, as of record in Book 161, page 14 and 15 of the Register's Office of Davidson County, Tennessee; said Lot No. 13 fronts 50 feet on the East side of Felts Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Steven Olson and Pamela S. Olson, husband and wife, by Warranty Deed from Paul E. Trey and Brooke E. Trey, husband and wife, dated December 4, 2003, of record in Instrument No. 2003120500175150, Register's Office for Davidson County, Tennessee.

This is improved property known as 2400 Felts Avenue, Nashville, TN 37211.

WITNESS our hands this 12 day of September, 2024.

Karen Johnson
Batch # 1202105
11/05/2024 03:20:35 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241105-0085976

Steven Olson

Pamela S. Olson

COMMONWEALTH OF VIRGINIA }
COUNTY OF Culpeper }

Personally appeared before me, a Notary Public in and for said County and State, the within named Steven Olson and Pamela S. Olson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Oakview Bank, Culpeper County, Virginia, this 12 day of September, 2024.

Leslie Komar
Notary Public

LESLIE CATHERINE KOMAR
Notary Public
Commonwealth of Virginia
Registration No. 00273908
My Commission Expires Aug 31, 2028

My Commission Expires: 8/31/2028

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.