Karen Johnson Davidson County
Batch# 1211994 DEEDQC
12/03/2024 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093820

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 22nd day of November 2024. Notary Public My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Willene Carruthers and Angelo J. Carruthers 3305 Olsen Lane Nashville, TN 37218	New Owners	80-7-078.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Willene Carruthers** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Willene Carruthers, unmarried, and Angelo J. Carruthers** (hereinafter referred to as "Grantees"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 491 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

SAID Lot No. 491 fronts 72.79 feet on the westerly side of Olsen Lane and runs back between lines 123.19 feet on its north line and 93.89 feet on its south line to a line in the rear on which it measures 47.44 feet.

Being the same property conveyed to Willene Carruthers by Quitclaim Deed from Louis C. Carruthers, in record of Book 7577, Page 582, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 3305 Olsen Lane, Nashville, Tennessee 37218.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22ND day of November, 2024.

Grantor:

Willene C Carruthers

By: Willene Carruthers

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22ND day of November, in the year 2024, before me the undersigned, personally appeared Willene Carruthers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 22ND day of November, 2024.

Ina B. Maddix

Notary Public

My Commission Expires May 8, 2025

INA M. MADDIX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/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 11/22/24.

AFFIANT SIGNATURE

12/3/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3rd day of December, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY