State of Tennessee

Rev 134D95B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson
Batch # 1234813
02/06/2025 12 28 07 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250206-0009133

This instrument was prepared by:
Danny Oldham
219 Robin Hill Rd.
Nashville, TN 37205

After recording, mail document and tax statements to:

The Oldham Family Revocable Trust dated 11/21/2024
219 Robin Hill Rd.
Nashville, TN 37205
Map and Parcel No. 081-12-0-011.00

SUSAN B SHERRILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is -0-

Affiant

Subscribed and sworn before me this 5th day of February, 2025

Notary

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 2nd day of January, 2025 (the "Effective Date") between Metro Homebuyers, LLC (the "Grantor"), a limited liability company whose mailing address is 219 Robin Hill Rd., Nashville, TN 37205, and The Oldham Family Revocable Trust dated 11/21/2024 (the "Grantee"), a trust whose mailing address is 219 Robin Hill Rd., Nashville, TN 37205.

WITNESSETH, that the Grantor, for and in consideration of the sum of $1.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, being LOT NUMBER 288 and the Northerly 7 1/2 feet of LOT NUMBER 287, on the Plan of McGavock, Wetmore and others, FIRST ADDITION of NASHVILLE, called the

TOWN of MCGAVOCK, of record in PLAT BOOK 21, PAGE 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Metro Home Buyers, LLC, aka Metro Homebuyers, LLC, from Scott McVay, a married man, by WARRANTY DEED recorded October 3, 2008 in INSTRUMENT NUMBER 20081003-0101003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following· The plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This improved property is known as 1711 Tenth Avenue North, Nashville, TN. 37208.

EXECUTED this 5th day of Feb, 2025

Metro Homebuyers, LLC		Daniel B. Oldham
Grantor Name	**Representative** Signature	Chief Manager **Representative** Name and Title

The Oldham Family Revocable Trust dated 11/21/2024		Laurie S. Oldham
Grantee Name	**Representative** Signature	Trustee **Representative** Name and Title

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of Feb., 2025, before me personally appeared Daniel B. Oldham and Laurie S. Oldham, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Susan B Sherrill
Notary Public Signature

SUSAN B SHERRILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: 9-7-2026