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

20250206-0009137

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. 09008006200

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

Being LOT NUMBER 53 of THE WEST NASHVILLE ANNEX SUBDIVISION, as of record in BOOK 332, PAGE 24, Register's Office for Davidson County, Tennessee (Erroneously referred to as Plat Book 392 in INSTRUMENT NUMBER 20080723-0075592).

Said Lot fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167 feet, more or less, to a 15 foot alley in the rear.

Being the same property conveyed to Metro Homebuyers. LLC from Kimberly Ann Thornton, a married person, by WARRANTY DEED dated November 20, 2008 and recorded November 21, 2008, in INSTRUMENT NUMBER 20081121-0114741 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 640-A Annex Avenue, Nashville, TN. 37209

EXECUTED this 5th day of February 2025

Metro Homebuyers, LLC		Danny Oldham Chief Manager
Grantor Name	**Representative** Signature	**Representative** Name and Title

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