Karen Johnson Davidson County
Batch# 1265324 DEEDQC
04/28/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032445

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELIZABETH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 28, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Holland Family Trust
1318 Otter Creek Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
145-10-58.00

QUITCLAIM DEED

Thomas R. Holland and wife, Leah G. Holland (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Holland Family Trust**, dated April 28, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 28, 2025**.

Thomas R. Holland

Leah G. Holland

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas R. Holland and Leah G. Holland**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 28, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Otter Creek Road, 1663.1 feet westerly from the center line of Granny White Pike, being 125 feet west from the southwest corner of the property conveyed to C. L. Liggett, by deed from H. M. Burnette and wife, of record in Book 911, page 459, Register's Office for said County; thence along the center line of Otter Creek Road, north 85-1/4 deg. west 75 feet to the southeast corner of a tract of 3.18 acres conveyed to George W. Kefiier by deed from James G. Campbell and wife, of record in Book 1006, page 168, said Register's Office, and now owned by Carter Blankenship; thence along Blankenship's easterly line, northwardly 720 feet more or less to a point in the south line of the lands of H. Overton; thence along Overton's south line, south 82-1/2 deg., east 75 feet to a point which is 1690 feet more or less westerly from the center line of Granny White Pike, as measured along the said Burnette's north line; thence southerly 720 feet more or less to the point of beginning.

Together with as an appurtenance hereto and subject thereto that certain Easement for Driveway purposes granted by instrument of record in Book 4956, page 971, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas R. Holland and wife, Leah G. Holland, from Michael D. Hibsch and wife, Cynthia C. Hibsch, by deed of record in Instrument No. 20030415-0049714, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1318 Otter Creek Road, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 April 28, 2025.

Affiant Signature

4/28/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 28, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028