QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Paul R. Odum
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2025.

S. Nixon Pressley
NOTARY PUBLIC

COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1272534 DEEDQC
05/13/2025 03:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250513-0037747

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Paul R. Odum 3087 Brandau Road Hermitage, TN 37076	Same as New Owner	085 00 0 075.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **ODUM ELECTRIC COMPANY, INC., a Tennessee corporation** (hereinafter "Grantor"), does hereby convey, remise, release and quitclaim unto **PAUL R. ODUM** (hereinafter "Grantee"), all of Grantor's right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

BEING Tract No. 3 of the resubdivision of Tract 3 of Stones River Industrial Site as of record in Book 6900, page 46, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the northwesterly side of Brandau Road, said monument being 3,760 feet, more or less, from the south margin of Central Pike; thence continuing with Brandau Road in a southerly direction 336.84 feet to a concrete monument; thence continuing with said Road 304.70 feet to a point, said point being the southeasterly most corner of Tract I, thence with the boundary of said Tract 1, N 53 deg. 32 min. 04 sec. W 155.00 feet; thence S 36 deg. 27 min. 56 sec. W 90.00 feet to a point; thence S 86 deg. 39 min. 10 sec. W 115.00 feet to a point; thence N 03 deg. 20 min. SO sec. W 104.28 feet to a point; thence N 55 deg. 24 min. 27 sec. E 409.48 feet to a concrete monument; thence continuing with same line 462.50 feet to an concrete monument; thence S 34 deg. 51 min. 14 sec. W 79.00 feet to a concrete monument; thence S 38 deg. 20 min. 48 sec. E 25.00 feet to the point of beginning.

Being the same property conveyed to Odum Electric, Inc. by Warranty Deed from Dale R. Spackey and wife, Diane Spackey, dated June 28, 2001 and recorded on June 29, 2001 in Instrument No. 20010629-0069104 in the Register's Office for Davidson County, Tennessee.

Odum Electric, Inc. is one and the same as Odum Electric Company, Inc.

This is improved property known as 3048 Brandau Road, Hermitage, TN 37076.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 13th day of May, 2025.

ODUM ELECTRIC COMPANY, INC., a Tennessee Corporation, Grantor

By: Paul R. Odum
Paul R. Odum, President

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **PAUL R. ODUM**, with who I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be the duly elected and acting President of Odum Electric Company, Inc., a Tennessee corporation, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its President, and further upon oath acknowledged that he did so freely and voluntarily, and for the purposes therein contained, being duly authorized so to do.

WITNESS MY HAND and seal this 13th day of May, 2025.

Commission Expires: 11/26/2028

NOTARY PUBLIC

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, Ernest D. Bennett, 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 the 13 day of May, 20 25.

05/13/2025

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 13 day of May, 2025.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON