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-.

AFFIANT

Karen Johnson Davidson County
Batch# 1272536 DEEDQC
05/13/2025 03:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250513-0037749

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

NOTARY PUBLIC

COMMISSION EXPIRES: 11/26/2028

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

(AFFIX SEAL)

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	004 00 0 007.00

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, I, **SANDRA HUGHES** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **PAUL R. ODUM** (hereinafter "Grantee"), all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in the 14th, formerly-the24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, February 20, 1962, as follows:

Beginning at a point in the southern boundary line of the Wooden property, and being the northeast corner of the property conveyed to J. W. Moss and wife, Leona Moss, by deed from Leroy A. Harvey and wife, of record in Book 1160, page 120, and by deed from William Baxter, et al, of record in Book 1909; page 293, Register's Office for said County; thence with said Wooden's southern boundary line, westerly 691 feet to the easterly margin of the Nashville and Springfield Highway; thence with the same, south 23° 30' east 182 feet, south 27° 30' east 196 feet, south 31 ° 30' east 196 feet, south 35° 30' 'east 200 feet, south 38° 30' east 200 feet, south 39° east 200 feet, south 37° east 228 feet to the center of an old road; thence north 47° east 119 feet, north 10° 15' west 143 feet, north 12° west 337 feet, north 71 ° 30' west 72.6 feet; thence north 585 feet to the beginning, containing 10.82 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 5.38 acre parcel conveyed to Thomas Kyle Bates and Thomas E. Bates, Jr., dated 10/30/2017 in Instrument 20171102-0112343 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sandra Hughes and Robert Lee Porter by Warranty Deed from Lois A. Moss dated September 30, 2021 and recorded on October 1, 2021 in Instrument No. 20211001- 0132429 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8414 Whites Creek Pike, Joelton, TN 37080.

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 13 day of May, 2025.

Sandra Hughes, Grantor

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 **SANDRA HUGHES,** the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that she did so freely and voluntarily, and for the purposes therein contained.

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, 2025.

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