AFTER RECORDING RETURN TO:
Ella R. Oliver
3401 Anderson Road
Nashville, TN 37013
File No. R-271315-AFL

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Tax ID No.: 136 15 0B 085.00

Karen Johnson Davidson County
Batch# 1281322 DEEDQC
06/04/2025 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250604-0043734

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 15 day of May, 2025 by and between **Ella R. Oliver F/K/A Ella R. Shepherd, an unmarried woman,** residing at 3401 Anderson Road, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Ella R. Oliver, an unmarried woman,** residing at 3401 Anderson Road, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3401 Anderson Road, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/20/2015 under Instrument No. 20151120-0118075 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ella R. Oliver F/K/A Ella R. Shepherd

Ella R. Oliver F/K/A Ella R. Shepherd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ella R. Oliver F/K/A Ella R. Shepherd, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 15 day of May, 2025.

Notary Public

My Commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Ella R Oliver

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 15 day of May, 2025

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Name and address for person(s) responsible for taxes:

Ella R. Oliver
3401 Anderson Road
Nashville, TN 37013

Name and address of property owner:

Ella R. Oliver
3401 Anderson Road
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Alexandra Merolla, 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 May 15, 2025 (date of document).

Affiant Signature

5/29/2025
Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 29 day of May, 2025.

Notary Public
My Commission Expires: 12/15/26

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 79 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 2, REVISION 1, SMITH SPRINGS TOWNHOMES OF RECORD IN INSTRUMENT NO. 200106290068937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID: 136 15 0B 085.00

Property commonly known as: 3401 Anderson Road, Nashville, TN 37013