This instrument was prepared by:
Donohue, O'Connell & Riley, PLLC
144 E. Central Avenue
Pearl River, New York 10965

Once recorded, return to:
Donohue, O'Connell & Riley, PLLC
144 E. Central Avenue
Pearl River, New York 10965

Karen Johnson Davidson County
Batch# 1281789 DEEDQC
06/05/2025 02:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250605-0044390

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN US Dollars ($ 10.00) in hand, paid to BRENDA OLSON and MARK OLSON, with an address of 3216 Earhart Road, Hermitage, Tennessee 37076 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to BRENDA LEE OLSON AND MARK PHILIP OLSON, AS TRUSTEES OF THE BRENDA LEE OLSON AND MARK PHILIP OLSON 2025 REVOCABLE TRUST DATED JUNE 4, 2025 with an address of 3216 Earhart Road, Hermitage, Tennessee 37076 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

This conveyance is exempt from transfer tax pursuant to TCA67-4-409(a)(3)(F)

Being the same property conveyed to Brenda Olson and Mark Olson, wife and husband, by deed from Patricia Cornelius, unmarried, of record instrument 20241014-0079300, dated October 14, 2024.

Tax Parcel ID Number 09800018800

The property identified herein ☐ is -OR- ☑ is not registered as the homestead of the Grantor(s).

Said premises being known as and by 3216 Earhart Road, Hermitage, TN 37076.

Until amended, tax information shall be sent to:

Name: Brenda Lee Olson and Mark Philip Olson

Address: 57 North Airmont Road, Suffern, New York 10901

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Brenda Olson Date: June 4, 2025

Printed Name: Brenda Olson

Grantor Signature: Mark Olson Date: June 4, 2025

Printed Name: Mark Olson

1st Witness Signature: Date: June 4, 2025

Printed Name: Vincent Savino

2nd Witness Signature: Nicole C. Savino Date: June 4, 2025

Printed Name: Nicole C. Savino

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On June 4, 2025 before me, the undersigned, a Notary Public ,
personally appeared BRENDA OLSON and MARK OLSON ,
who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole C Savino
Printed Name Nicole C. Savino
My Commission Expires March 22, 2028

NICOLE C SAVINO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA0022612
Qualified in Rockland County
My Commission Expires 03-22-2028

(Seal)

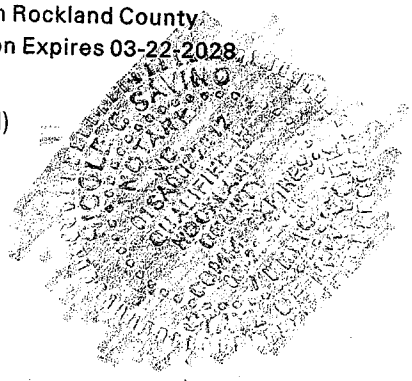


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being known as Lot 1 Eric's Subdivision, a plat of which is of record in Instrument No. 20011206-0134416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Certificate of Authenticity

I, Vincent Savino, 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 June 4, 2025.

Affiant Signature

6/4/2025
Date

State of New York

County of Rockland

Sworn to and subscribed before me this 4th day of June, 2025.

Notary's Signature

My Commission Expires: March 22, 2028
Date

Notary's Seal (if on paper)

NICOLE C SAVINO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA0022612
Qualified in Rockland County
My Commission Expires 03-22-2028

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Brenda Olson
Affiant – Brenda Olson

Subscribed and sworn before me, this 4th day of June, 2025

Nicole C Savino
Notary

NICOLE C SAVINO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA0022612
Qualified in Rockland County
My Commission Expires 03-22-2028

