This Instrument Prepared By: Joe Weyant, Esq., P.O. Box 120656, Nashville, TN 37212

QUIT CLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR, RONALD WAYNE OTTO, a resident of Davidson County, Tennessee, does hereby transfer and convey unto ANDREA KAY MASON, GRANTEE, all of GRANTOR'S right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Norma Heights, as of record in Book 1835, Page 36, Register's Office for said County, and described as follows:
>
> Beginning at a point in the south margin of Wheeler Avenue at the common corner of Lots 29 and 30; thence with the line between said lots, southwardly 129.7 feet to a corner of Lot No. 28; thence with the line between Lots 28 and 30; westwardly 113.2 feet to a point in the east margin of Norma Drive; thence with the margin of said Drive northwardly 11.7 feet to the beginning of a curve; thence along said curve, northeastwardly 31.84 feet to a point in the south margin of Wheeler Avenue; thence with the margin of said Avenue eastwardly 95.57 feet to the point of beginning.
>
> This being the same property conveyed to the now Deceased Chloe H. (Perry) Otto in fee simple, by deed of record, dated April 21, 1969, and of record at Book 4328, Page 617, Register's Office for Davidson County, Tennessee. Further reference is made to an Affidavit of Heirship, dated November 18, 2024, and of record in the Register's Office for Davidson County, Tennessee, at Instrument No. 20241230-0100995.
>
> **Map and Parcel No. 133-07-0-077.00**.

GRANTOR transfers all of GRANTOR'S right, title, and interest in said real estate, and any and all improvements thereon, unto the GRANTEE, ANDREA KAY MASON, her heirs and assigns forever.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quitclaim Deed of realty on this the 4th day of August, 2025.

Ronald Wayne Otto

RONALD WAYNE OTTO, GRANTOR

Karen Johnson Davidson County
Batch # 1306349 DEEDQC
08/06/2025 10:08:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250806-0062375

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF Rutherford)

On this 4th day of August, 2025, personally appeared before me, RONALD WAYNE OTTO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained, and as his own free act and deed.

Witness my hand, at office, this 4th day of August, 2025.

JUDY D. QUARLES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC/STATE OF TENNESSEE

My Commission Expires: 6/12/2029

STATE OF TENNESSEE
Rutherford COUNTY

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is $00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ronald Wayne Otto
AFFIANT

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

JUDY D. QUARLES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC/ OFFICIAL

NAME AND ADDRESS OF OWNER:

Ms. Andrea Kay Mason
1411 Rhonda Drive
Christiana, TN 37037

PERSON RESPONSIBLE FOR TAXES:

SAME / OWNER