Karen Johnson Davidson County
Batch# 1327191 DEEDQC
09/26/2025 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076790

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF Williamson

Actual consideration for this transfer is -$0-.

E Z Wiles
AFFIANT

Subscribed and sworn to before me on this day, September 26, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES OCTOBER 24, 2028 OF WILLIAMSON

New Owner Address:
Petra Olton VanHooser Revocable Living Trust
3705 Burrus St.
Nashville, TN 37216

Send Tax Bills To:
Same

Map-Parcel Number:
072 02 0 079.00

QUITCLAIM DEED

Petra Olton (a/k/a Petra Olton VanHooser), unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Petra Olton VanHooser Revocable Living Trust**, dated September 16, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 16, 2025.**

Petra Olton VanHooser

STATE OF ~~TENNESSEE~~ MO)
COUNTY OF Cass)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Petra Olton VanHooser**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 16, 2025.

Notary Public

My Commission Expires: 2-27-26

AMY C. BOSWELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 27, 2026
CASS COUNTY
COMMISSION #14845175

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, Page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot being more particularly described as follows: Beginning on the westerly margin of Burrus Street at a point 110 feet north of the Northerly margin of Jere Baxter Ave., being the corner of lots Nos. 103 and 104; thence with the line between said two lots, westwardly 140 feet to the corner of Lots Nos. 103, 104, 106 and 107; thence with the line between lots 103 and 107, northwardly 50 feet to the corner of lots 102, 103 107 and 108; thence with the line between lots 102 and 103, eastwardly 140 feet to the westerly margin of Burrus Street; thence with the same, southwardly 50 feet to the point of beginning.

Being the same property conveyed to Petra Olton, unmarried, from Meredith Gould, unmarried, by deed of record in Instrument No. 20150123-0006954, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3705 Burrus St., Nashville, TN 37216.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 September 16, 2025.

E Z Wiles

Affiant Signature

9/25/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 25, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028