Karen Johnson Davidson County
Batch# 1328787 DEEDQC
10/01/2025 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078326

25-002542-524

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 18 day of September, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nancy L. Vanhorn		
1409 Elliston Street	**New Owner**	**053-03-0-125.00**
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Lee Ann Ogden, unmarried** (hereinafter the "Grantor"), hereby quitclaim and convey to **Nancy L. Vanhorn, a single person** (hereinafter the "Grantee"), her heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 of Section C on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County.

Said Lot No. 88 fronts 57 feet on the Easterly margin of Elliston Street and extends back 71.9 feet on the Northerly line and 71.8 feet on the Southerly line to a dead line measuring 57 feet thereon.

Being the same property conveyed to a one-half (1/2) undivided interest unto Nancy L. Vanhorn AKA Nancy L. Van Horn, a single person, and a one-half (1/2) interest into Lee Ann Ogden, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Nancy L. Vanhorn aka Nancy L. Van Horn, a single person of record in Instrument No. 20220121-0007924 Register's Office for Davidson County, Tennessee, dated January 14, 2022 and recorded on January 21, 2022.

BEING improved known as **1409 Elliston Street, Old Hickory, TN 37138.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 18 day of September, 2025.

Lee Ann Ogden

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lee Ann Ogden, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of September, 2025.

Notary Public

My Commission Expires: 02/27/2026

EVA BENNETT
Notary Public, State of Texas
Comm. Expires 02-27-2026
Notary ID 131466386

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 09/18/2025 (date of document).

Karla I Kard
Affiant Signature

09/18/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of September, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

