THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Debra Gardner Clay
Jerry Clay
345 Nesbitt Lane
Madison, TN 37115

MAP 080-03-0
PARCEL 033 00

Karen Johnson Davidson County
Batch # 1330864 DEEDQC
10/06/2025 01 57 00 PM 2 pgs
Fees $12 00 Taxes $0 00



20251006-0079609

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Debra Gardner Clay, Grantor, by these presents do hereby quitclaim and convey unto Debra Gardner Clay and husband, Jerry Clay, Grantee(s), their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 524 on the Plan of Bordeaux Hills Subdivision, Section Seven (VII), as of record in Book No. 4175, Page No. 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 524 fronts 55.00 feet on the northeasterly margin 9f Olsen Lane and extends back between parallel lines 143.00 feet to a line in the ear measuring 55.00 feet thereon.

Being the same property conveyed to Debra Gardner Clay by Quitclaim Deed dated 1/18/2004 from Jerry Clay and Debra Gardner Clay, husband and wife of record in Instrument No. 20040126-0009928, Registers Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as· 3330 Olsen Lane, Nashville, TN 37218.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 1 day of October 2025

Debra Gardner Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Debra Gardner Clay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October 2025.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0 Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 1st day of October 2025

Notary Public
My Commission Expires 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY