Karen Johnson Davidson County
Batch# 1384939 DEEDQC
02/24/2026 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260224-0014597

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 24th day of February, 2026. Notary Public My Commission Expires: 1-24-29

STATE OF TENNESSEE NOTARY PUBLIC JOSEPHINE REBECCA CLARK DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Address New Owner is:	Tax Bill To:	Map / Parcel
Willene Carruthers 3305 Olsen Lane Nashville, TN 37218	New Owners	80-7-078.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents,**Willene Carruthers, unmarried, and Angelo J. Carruthers** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto, **Willene Carruthers, unmarried** (hereinafter referred to as the "Grantee"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 491 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

SAID Lot No. 491 fronts 72.79 feet on the westerly side of Olsen Lane and runs back between lines 123.19 feet on its north line and 93.89 feet on its south line to a line in the rear on which it measures 47.44 feet.

Being the same property conveyed to Willene Carruthers, Unmarried, and Angelo J. Carruthers by Quitclaim Deed from Willene Carruthers, in

record instrument number 20241203-0093820, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 3305 Olsen Lane, Nashville, Tennessee 37218. This is the same legal description found in the last instrument of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 24th day of February, 2026.

Grantors:

Willene Carruthers

By: Willene Carruthers

By: Angelo J. Carruthers

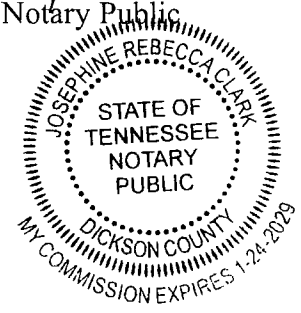
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of February, in the year 2026, before me the undersigned, personally appeared Willene Carruthers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th **day of February, 2026.**

Notary Public

My Commission Expires: 1.24.29



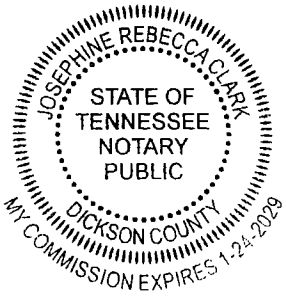
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of February, in the year 2026, before me the undersigned, personally appeared Angelo J. Carruthers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th **day of February, 2026.**

Notary Public

My Commission Expires: 1.24.29



Certificate of Authenticity

I, Robert J. Notestine, III, 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 February 24th 2026

AFFIANT SIGNATURE

February 24th 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of February, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

202602240014597