Recordation Requested By/Return to:
DOMA TITLE INSURANCE
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. LD-430417

Karen Johnson Davidson County
Batch# 1435248 DEEDQC
06/17/2026 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0055097

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(a)(1)(D)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
JOHN F. ODEN AND HALLIE L. ODEN AND ERICA L. BROWN-JOHSON	JOHN F. ODEN AND HALLIE L. ODEN AND ERICA L. BROWN-JOHSON	05916019600
2881 OLD MATTHEWS ROAD NASHVILLE, TN 37207	2881 OLD MATTHEWS ROAD NASHVILLE, TN 37207	

Executed this 16th day of June 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JOHN F. ODEN AND HALLIE L. ODEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JOHN F. ODEN AND HALLIE L. ODEN HUSBAND AND WIFE, AND ERICA L. BROWN-JOHSON, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**. HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 150 feet north of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 4 on the plan of Hickory Heights, not of record, by Z. J. Wilkinson, dated May 22nd, 1948, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Matthews Road, said pin being the northeast corner of Lot 3, Hickory Heights, P.T. Development, LLC, of record as Instrument No. 200004170038470, R.O.D.C. and the southeast corner of Lot 4,
Thence, leaving said margin, along or near the line of said P.T. Development, LLC, Lot No. 3, N 84 degrees 06'58" W, 150.00 feet to an iron pin in the northeast corner of Lot 43, Hickory Heights, Sara Jane Taylor, of record in Deed Book 6292, page 422, R.O.D.C. and the southeast corner of Lot 42, Hickory Heights, by said Sara Jane Taylor, also of record in Deed Book 6292, page 422, R.O.D.C., Thence, along or near the line of said Sara Jane Taylor, Lot 42, N 06 degrees 16'31"E, 50 feet to an iron pin in the southeast corner of Lot 41, Hickory Heights, Sara Jane Taylor, also of record in Deed Book 6292, page 422, R.O.D.C. and the southwest corner of Lot 5, Hickory Heights, P.T. Development, LLC, of record as Instrument No. 200004170038473, R.O.D.C.,

Thence, along or near the line of Lot 5, Hickory Heights, P.T. Development, LLC, S 84 degrees 06'58" E, 150.00 feet to an iron pin in the westerly margin of Old Matthews Road, Thence, with said margin, S 06 degrees 16'31" W, 50 feet to the Point of Beginning and Containing 7,500 square feet or 0.17 acres, more or less.

Being the same property conveyed to John F. Oden and Hallie L Oden, husband and wife, by deed from P.T. Development LLC, of record in Instrument Number 20011019-0114162, Register's Office for Davidson County, Tennessee dated September 24, 2001, and recorded on October 19, 2001.

Property known as, 2881 OLD MATTHEWS ROAD, NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of June, 20 26

John F. Oden
JOHN F. ODEN

Hallie L Oden
HALLIE L. ODEN

STATE OF Tennessee
COUNTY OF Davidson

Before me, Rita Henley, Notary of the state and county mentioned, personally appeared **JOHN F. ODEN AND HALLIE L. ODEN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

RITA HENLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

(seal)

Rita Henley
Notary Public
Printed Name: Rita Henley
My Commission Expires: 01-22-2029

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

John F. Oden and Hallie L. Oden
Affiant

Sworn to and subscribed before me, this the 10th day of June, 2026

Rita Henley
Notary Public
My commission expires: 01-22-2029

(seal)

RITA HENLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Tennessee Certification of Electronic Document

I, Litisha Evans, 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 June 10, 2026 (date of document).

Litisha Evans, Affiant

June 16, 2026
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 16 day of June, 2026.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL