QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/08/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson
Batch # 1465160
08/28/2026 02:38:23 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260828-0080015

THIS INSTRUMENT WAS PREPARED BY (and please return)

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mike Olson & Candice Olson	**Same as New Owners**	**112-057.00**
(NAME)	(NAME)	
8640 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MIKE OLSON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MIKE OLSON AND CANDICE OLSON, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY BOUNDARY OF OLD CHARLOTTE PIKE, SAID PIN BEING 720 FEET, MORE OR LESS, IN A SOUTHERLY DIRECTION FROM THE INTERSECTION OF OLD CHARLOTTE PIKE WITH MANNING HOLLOW ROAD; THENCE SOUTH 54 DEGREES 23'14" EAST 205.49 FEET TO AN IRON PIN; THENCE NORTH 46 DEGREES 17'52" EAST 103.02 FEET TO AN IRON PIN; THENCE SOUTH 61 DEGREES 55'45" EAST, 18.72 FEET TO A FENCE POST; THENCE SOUTH 62 DEGREES 07'25" EAST 279.88 FEET TO A FENCE INTERSECTION; THENCE SOUTH 61 DEGREES 43'01" WEST, 254.65 FEET TO ANOTHER FENCE INTERSECTION; THENCE NORTH 54 DEGREES 04'29", 395.83 FEET TO A POINT IN THE EASTERLY BOUNDARY OF OLD CHARLOTTE PIKE; THENCE FOLLOWING SAID EASTERLY BOUNDARY IN A NORTHERLY DIRECTION FOLLOWING A CURVE WITH A RADIUS OF 482.09 FEET A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 1.57 ACRES, MORE OR LESS, AS DESCRIBED IN A BOUNDARY SURVEY PERFORMED BY SOUTHERN LAND & ASSOCIATES, TENNESSEE REGISTERED LAND SURVEYOR NO. 1107, DATED 11/06/1979.

BEING THE SAME PROPERTY CONVEYED TO MIKE OLSON, BY WARRANTY DEED, FROM LEENA GEORGE AND GEORGE J. RAMAPURATH, OF RECORD IN INSTRUMENT NO. 20190311-0021883, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **unimproved** property known as: **8649 Old Charlotte Pike, Pegram, TN 37143.**

Witness our hands this the 26 day of August, 2026.

MIKE OLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MIKE OLSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of August, 2026.

Notary Public

My Commission Expires:

