Karen Johnson Davidson County
Batch# 1466753 DEEDQC
09/02/2026 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260902-0080943

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Michael S. Ott

TO:

Michael Steven Vincent Ott, Trustee of the Michael Steven Vincent Ott Revocable Trust dated August 27, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 27th day of August, 2026, by **Michael S. Ott, an unmarried man** ("Grantor"), to **Michael Steven Vincent Ott, Trustee of the Michael Steven Vincent Ott Revocable Trust dated August 27, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **1304 Riverside Road, Old Hickory, TN 37138**
PARCEL ID: **053-03-0-226.00**

BEING Lot No. 137 of Section B, on the Plan of E. I. Du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael S. Ott, an unmarried man, by Warranty Deed from Richard L. Glore, Jr., and wife, Sue W. Glore, dated October 30, 2006, and recorded on November 2, 2006, in Instrument No. 20061102-0136340, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: **1400 Turner Street, Old Hickory, TN 37138**
PARCEL ID: **053-03-0-269.00**

BEING Lot No. 143, Section "B" on the Plan of E. I. Dupont de Nemours and Company's Subdivision of the Village of Old Hickory, of record in Plat Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Michael Steven Ott, unmarried, by Warranty Deed from Carolyn Kluser, married, dated July 30, 2015, and recorded on August 4, 2015, in Instrument No. 20150804-0076802, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

Michael S. Ott, Michael Steven Ott, and Michael Steven Vincent Ott being one and the same person.

[signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Michael S. Ott
Grantor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael S. Ott**, named within, 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 and seal at office this the 27th day of August, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Michael Steven Vincent Ott, Trustee 1304 Riverside Road Old Hickory, TN 37138	Same/Owner	**PARCEL 1** 1304 Riverside Road Old Hickory, TN 37138 053-03-0-226.00 **PARCEL 2** 1400 Turner Street Old Hickory, TN 37138 053-03-0-269.00

Certificate of Authenticity

I, Mary Helen Whitley, 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 August 27, 2026

Affiant Signature

8.27.26
Date

STATE OF TENNESSEE)
)
COUNTY OF ~~MONTGOMERY~~ Davidson)

Sworn to and subscribed before me this
27th day of August, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON