QUITCLAIM DEED

Karen Johnson
Batch # 1480734
10/05/2026 02:43:43 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20261005-0091613

LB-CLR-26-333B

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 THE 2 DAY OF Oct, 20 26.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia J. Butler	**Same as new owner**	
(NAME)	(NAME)	
333 B North Gallatin Road,		**04309002400**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEANNA ODLE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CYNTHIA J. BUTLER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND in Davidson County, Tennessee, based on a field survey completed on September 29, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor, No. 1513, described as follows:

BEGINNING at a spike in the Northerly margin of a 10 foot wide alley, said spike being North 66° 55' 00" West 98.30 feet along said margin from its intersection with the Westerly right-of-way (46 feet from the centerline) of Gallatin Pike (U.S. Highway 31-E), and said spike being the Southwest corner of property owned by M. P. Kimbro etux, of record in Deed Book 3570, Page 227, in the Register's Office of Davidson County, Tennessee; thence, with said Northerly margin. North 66° 55' 00" West 83.50 feet to an iron pin in the Easterly margin of an alley; thence, with said margin, North 6° 30' 00" East 57.60 feet to an iron pin; thence, with the Southerly boundary line of property owned by David Sanford and Hollingsworth Oil Co., of record in Deed Book 7161, Page 390, in said Register's Office, South 80° 26' 00" East 79.47 feet to a point; thence, with said Kimbro's Westerly boundary line, South 6° 00' 08" West 77.18 feet to the beginning, containing 0.123 acres.

Being the same property conveyed to Dennis Franklin Butler and wife, Cynthia J. Butler, by Warranty Deed from Clyde Knight and wife, Beverly S. Knight, of record in Book 7668, Page 976, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded October 4, 1988.

The said Dennis Franklin Butler and Cynthia J. Butler were never legally married and therefore held title as tenants in common.

The said Dennis Franklin Butler having since died on March 3, 2026, leaving his interest to his heir at law, Deanna Odle as evidenced by Affidavits of Heirship of record in Instrument Numbers 20261005-0091611 and 20261005-0091612 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **333 B North Gallatin Road, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 17th day of June, 2026.

Deanna Odle

Deanna Odle

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deanna Odle, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 6-17-26 (date of document).

Affiant Signature

Date 10-2-2026

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2 day of Oct, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY