(1)

QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

Davidson County DEEDQC
Recvd: 09/13/04 14:55 2pgs
Fees:12.00 Taxes:0.00

20040913-0110330

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$-0-~~.

Susan Mott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07

(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer O'Neill		
(NAME)	(NAME)	
1811 Beech Avenue	SAME AS ADDRESSEE	105-10-15
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jennifer O'Neill and husband, Mervin Sydney Louque, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto Jennifer O'Neill, hereinafter called the GRANTEES, **FURTHER, MERVIN SYDNEY LOUQUE WAIVES ANY AND ALL HOMESTEAD INTEREST IN THE SUBJECT PROPERTY IN EXCHANGE FOR COMPENSATION OF TEN DOLLARS IN CASH IN AND OTHER GOODS AND VALUABLE CONSIDERATION,** their heirs and assigns forever, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 75 feet of Lot No. 14 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ~~Jennifer O'Neill, married~~ by deed from Helen A. Brown, unmarried, dated ~~August 16, 2004~~ June 18 1970 and filed for record in Book 995, page 168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantor(s) herein by deed being simultaneously recorded herewith in Book _____, page _____ or Instrument No. 20040913-0110329, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1811 Beech Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this 16th day of August, 2004.

Jennifer O'Neill

Mervin Sydney Louque

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Jennifer O'Neill and husband, Mervin Sydney Louque, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th DAY OF August, 2004.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.