BILL GARRETT, Davidson County
Trans:T20140019067 DEEDQC
Recvd: 03/21/14 12:28 2 pgs
Fees:12.00 Taxes:0.00
20140321-0023464

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
52-16A-80

QUITCLAIM DEED

FROM:
David O'Brien
1301 Neelys Bend Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
Collins & Billie O'Brien
200 Saunders Ferry Rd., #1212
Hendersonville, Tennessee 37075

NAME & ADDRESS OF NEW OWNER:
Collins O'Brien & Billie O'Brien, his wife
200 Saunders Ferry Rd., #1212
Hendersonville, Tennessee 37075

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **David O'Brien,** has this day bargained and sold, and does hereby transfer and convey unto **Collins O'Brien & Billie O'Brien, his wife,** their heirs and assigns, all my estate, right, title, to my interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Apartment # No. J-80, on the plan of Neely's Bend Condominium, created under title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, page 200, in the Register's Office for Davidson County, Tennessee, for a more complete and accurate description of such unit.
>
> Being the same property conveyed to Collins O'Brien and Billie O'Brien, husband and wife, and David O'Brien, by deed from James P. Fite, a married man and William C. Pelfrey, III, an unmarried man, of record as Instrument Number: 20060717-0085947, Register's Office for Davidson County, Tennessee.

This is improved property known as 1301 Neelys Bend Road, #J80, Madison, TN.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18 day of March, 2014.

DAVID O'BRIEN

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **David O'Brien**, 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19th day of March, 2014.

NOTARY PUBLIC

MELISSA W. O'BRIEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires: 6/23/2014

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

AFFIANT

Sworn to and subscribed before me this 19th day of March, 2014.

NOTARY PUBLIC

MELISSA W. O'BRIEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires: 6/23/2014

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