File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170026421 DEEDQC
Recvd: 03/29/17 11:54 2 pgs
Fees:12.00 Taxes:0.00

20170329-0030525

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 22 day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-05-18

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Gerald O'Donnell	Same	051 04 0 035.00
(NAME) 405 Chadwell Dr	(NAME)	
(ADDRESS) Madison TN 37115	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

T.G. O'Donnell, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS GERALD O'DONNELL, an unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF STRATTON HEIGHTS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1835, PAGE 13, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, TO WHICH PLAY REFERENCE IS HEREBY, MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to T.G. O'Donnell by deed from Mary Shannon Lance, of record in Instrument No 20160412-0034868, Register's Office for said County, dated March 28, 2016, and Recorded on April 12, 2016

T.G. O'Donnell and THOMAS GERALD O'DONNELL, being one in the same person.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (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) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 405 Chadwell Dr, Madison TN 37115
(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.

Witness my hands this 22 day of March, 2017.

T.G. O'Donnell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named T.G. O'Donnell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of March, 2017.

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.