BILL GARRETT, Davidson County
Trans:T20170072557 DEEDQC
Recvd: 08/22/17 09:04 2 pgs
Fees:12.00 Taxes:0.00
20170822-0085914

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Angela Pickney O'Neil and James Adam Deal **414A 37th Avenue North** **Nashville, TN 37209**	**SAME**	**092-090-Y-001.00CO**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **ANGELA PICKNEY O'NEIL, UNMARRIED,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **ANGELA PICKNEY O'NEIL, UNMARRIED AND JAMES ADAM DEAL, UNMARRIED, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** all of my interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, Lot No. Unit No. A on the Plan of Homes at 414 37th Avenue North, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160104-0000584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Angela Pickney O'Neil, an unmarried woman, by Warranty Deed from FP Investments, G.P., a Tennessee general partnership, of record in Instrument 20160714-0072313, Register's Office for Davidson County, Tennessee.

This is improved property known as 414A 37th Avenue North, Nashville, Tennessee 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 21ST day of August, 2017.

ANGELA PICKNEY O'NEIL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angela Pickney O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21ST day of August, 2017.

Notary Public

My Commission Expires:

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 21ST day of August, 2017.

Notary Public

My commission expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lec