Karen Y Johnson Davidson County
Batch# 150397 DEEDQC
10/10/2018 10:37:08 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181010-0100424

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Florida)
COUNTY OF Duval)
The actual consideration for this transfer is $0.00
Thomas R. O'Connor Jr.
AFFIANT

Subscribed and sworn to before me
this 2nd day of October, 2018
Katrece M. Gibson-Bailey
NOTARY PUBLIC

My Commission Expires: March 23, 2019

Katrece M. Gibson-Bailey
State of Florida
MY COMMISSION # FF 212766
Expires: March 23, 2019

ADDRESS OF NEW OWNER:
Thomas R. O'Connor, Jr., Trustee
8176 Trafalgar Sq.
Jacksonville, FL 32217
SEND TAX BILLS TO:
Owner

Map/Parcel 123 00 0 034.00

Katrece M. Gibson-Bailey
State of Florida
MY COMMISSION # FF 212766
Expires: March 23, 2019

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, Thomas Roderick O'Connor, Jr., **("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Thomas R. O'Connor, Jr., Trustee of the Thomas Roderick O'Connor, Jr., Revocable Living Trust u/a/d September 25, 2018, ("Grantee"), his successors and assigns.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being described as follows:

Beginning at a point in the eastern boundary line of a tract of land owned by A. T. Steele, being Owen Baker's southwest corner and running thence south 86 deg. 15 min/ east with said Owen Baker's southern boundary line 2209 feet to an old stone in the center of an old road, his southeast corner; thence with the center of said old road which has been widened, along the easterly margin and called "Granny Wright Lane' now known as Old Hickory Boulevard, South 5 ½ deg. West 374 feet and sough 4 deg. west 734 feet to where the center of the old road and the center of Old Hickory Boulevard intersect; thence south 7 deg. west with the center of said Old

Hickory Boulevard 200 feet; thence north 83 deg. west 463 feet; thence south 6 deg. east 1038 feet; thence north 86 deg. west 1849 feet to the said A. T. Steele's southeast corner; thence north 4 deg. east with his eastern boundary line 1802 feet to his corner; thence south 86 deg. east with his line 132 feet, his corner, and thence north 6 deg. east with his eastern boundary line 512 feet to the beginning and containing 111.89 acres more or less.

Being the same property conveyed to Glenn Doyle (a/k/a William Glenn Doyle) by deed from C. D. Hewitt and wife, Bobbie Walker Hewitt of record in Book 1148, page 358 Register's Office for Davidson County, Tennessee. Glenn Doyle having died intestate on April 19, 1970 vesting the property in Anna Mathis Doyle, his sole heir at law as evidence by the Affidavit of Heirship attached hereto as Exhibit A and incorporated herein by reference. Anna Mathis Doyle having since died on April 14, 1982 vesting the property in Thomas Roderick O'Connor, Jr. pursuant to her Last Will & Testament of record in Docket No. 71648 Probate Court for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness my hand this 2ND *day of* October, 2018.

Thomas Roderick O'Connor

Thomas Roderick O'Connor, Jr.

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas Roderick O'Connor, Jr., with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 2nd day of October, 2018.

Katrece M. Gibson-Bailey
Notary Public

My Commission Expires: March 23, 2019

Katrece M. Gibson-Bailey
State of Florida
MY COMMISSION # FF 212766
Expires: March 23, 2019

STATE OF TN
COUNTY OF Wilson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, James Painter, with whom I am personally acquainted and who after being duly sworn, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 24 day of September, 2018.

Notary Public

My Commission Expires: 6/21/20

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This instrument was prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Affidavit of Heirship pursuant to
Tennessee Code Annotated Section 30-2-712
For
Anna Mathis Doyle
As to property located at
2235 Granny Wright Lane, Nashville, TN
Of Record in Book 1148, page 358
Register's Office for Davidson County, Tennessee

STATE OF TN
COUNTY OF Wilson

After being duly sworn the undersigned, James Painter, avers as follows:

1. That he is familiar with the estate and heirs of William Glenn Doyle (a/k/a Glenn Doyle) (deceased) having had personal knowledge of him and his family in the capacity of family friend and second cousin for over Twenty Five (25) Years;

2. That William Glenn Doyle had an ownership interest in property located at 2235 Granny Wright Lane, Nashville, TN as evidenced by a deed for record in Book 1148, page 358 Register's Office for Davidson County, Tennessee;

3. That William Glenn Doyle died on April 19, 1970;

4. That William Glenn Doyle died intestate vesting his interest in the real estate in his heirs at law;

5. That William Glenn Doyle never married and never had any children;

6. That at time of William Glenn Doyle's death, his parents had predeceased him;

7. That William Glenn Doyle had one sister, Anna Mathis Doyle;

8. That As a result of the death of William Glenn Doyle, Anna Mathis Doyle was

his only heir at law;

9. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of William Glenn Doyle and that it will be relied on by all future parties to certify proper transfer and title to the real estate described herein.

10. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the William Glenn Doyle, whether they be for debts, claims, judgments, Federal Estate Tax or claims of an unknown heir, whether they be currently existing or arising in the future regarding any claim on any property owned by Margaret J. Vineyard as a result of providing false and misleading information.

Executed this 24 day of September, 2018.

James Painter