Karen Y Johnson Davidson County
Batch# 171154 DEEDQC
12/06/2018 11:27:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181206-0118981

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Ronnie W. O'Neal
12381 Old Hickory Blvd
Nashville, TN

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 164-00-0-160.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Brenda Kay O'Neal Reed and Tammy Jo O'Neal

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Ronnie Wallace O'Neal

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County,

Land in the Second, formerly the 3rd Civil District of Davidson County, Tennessee, and being a part of an original 156.53 acre tract conveyed to Lucinda Jane Williams by deed from G.K. Whitworth, C & M et al of record in Book 149, page 231 of the Register's Office for said County. Said part of said tract containing 3 acres described according to a survey made by Blanchard and Parrish Surveyors September 18, 1937 as follows:

Beginning a stake and fence post in the southerly margin of Old Hickory Blvd, thence North 69 degrees east with the southerly margin of Old Hickory Blvd, 775 feet to a stake; thence south 21 degrees east 343 feet to a stake set in fence thence north 87 degrees west 846 feet to the beginning and any other road or right of way crossing said land.

Being the same property conveyed to Jeff Wallace and wife, Cordelia Whitley Wallace by deed from J.E. Hill, unmarried dated September 25, 1937 and filed for record October 4, 1937 in book 342, page 1031, Register's Office for Davidson County, Tennessee. The said Jeff Wallace died leaving Cordelia Wallace as the surviving tenant, the said Cordelia Wallace having died testate October 31, 1992 devising the property to Brenda Kay O'Neal, Ronnie Wallace O'Neal and Tammy Jo O'Neal by Will in the probate Court of Nashville, Davidson County, Tennessee.

WITNESS OUR HANDS this 28th day of Nov., 2018

Brenda Kay O'Neal Reed
Brenda Kay O'Neal Reed

Tammy Jo O'Neal
Tammy Jo O'Neal

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Antonio Norman a Notary Public in and for said County and State, personally appeared Brenda Kay O'Neal Reed, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 28th day of Nov., 2018

ANTONIO NORMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 06/19/2021

STATE OF Tennessee
COUNTY OF Shelby

Before me, Patricia E. Schneller a Notary Public in and for said County and State, personally appeared Tammy Jo O'Neal., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2018

PATRICIA E. SCHNELLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 30, 2022

STATE of TENNESSEE
COUNTY of _____

The actual consideration for this transfer is $ -0- .

Affiant

ANTONIO NORMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sworn to and subscribed to before me this 3rd day of December, 2018

My commission expires: 06/19/2021

Notary Public