QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 233273 DEEDQC
05/22/2019 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190522-0048568

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, South Oak Title Nashville, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anitha R. Nair	Anitha R. Nair	086-04-0-B
(NAME)	(NAME)	
5036 Sunset Way	5036 Sunset Way	015.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dennis J. O'brien, an unmarried person**, hereinafter called the Grantor(s), have quitclaimed unto **Anitha R. Nair, an unmarried person,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 16 ON THE PLAN OF SECTION ONE, SUNSET OAKS, AS OF RECORD IN PLAT BOOK 7900, PAGE 600, CORRECTED IN BOOK 9092, PAGE 376 AND IN BOOK 9108, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANITHA R. NAIR AND HUSBAND, DENNIS J. O'BRIEN, BY WARRANTY DEED FROM CARLTON LANGLEY, JR. AND DANIA M. LANGLEY, HUSBAND AND WIFE, RECORDED ON MAY 3, 2005 IN INSTRUMENT NO. 20050603-0063069, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to all easements, restrictions, and rights of way of record.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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 5036 Sunset Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hands this 3rd day of MAY 2019.

Dennis J. O'brien

State of

County of

Personally appeared before me **Dennis J. O'brien**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3 day of ~~April~~ May, 2019 .

Notary Public Alexis C Olszewski

My Commission Expires: 10/18/22

RETURN TO:
South Oak Title Nashville, LLC
130 Wilson Pike Circle
Brentwood, TN 37027



I, Kelly Greene Elrod, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019