Karen Johnson Davidson County
Batch# 269439 DEEDQC
08/09/2019 11:50:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190809-0079528

NEW OWNER:
Nicole Alyson O'Brien

SEND TAX BILLS TO:
Nicole Alyson O'Brien
106 Meadow Street
Old Hickory, TN 37138

MAP/GROUP/PARCEL
05311023600

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, Ste 2203B
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the Complaint for Divorce and the forthcoming Final Decree of Divorce entered in the Circuit Court of Wilson County, Tennessee, and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **PATRICK O'BRIEN**, ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto **NICOLE ALYSON O'BRIEN** ("Grantee"), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Wilson County, Tennessee bound and described as follows, to-wit:

Being land in Davidson County, Tennessee, being Lot No. 37A on the Plan of Boundary re-Subdivision of Lots 34, 35, 36 and 37, Block A, Life & Casualty Insurance Co. Property of record in Plat Book 20141202-0110268 in the Register's Office for Davidson County, Tennessee, dated November 26, 2014, and recorded December 2, 2014.

Being the same property conveyed to Patrick O'Brien, married, by Warranty Deed from Brandon Luke Elliott, married, of record in Plat Book 20080211-0013761 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Luke Elliot, unmarried, by Warranty Deed from Robert W. Slate, II, unmarried, of record in instrument No. 20091026-0098454, in the Register's Office for Davidson County, Tennessee, dated October 23, 2009, and recorded on October 26, 2009.

This is improved property known as 106 Meadow Street, Old Hickory, Tennessee 37138.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. As such, this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 27th day of July, 2019.

PATRICK HAMILTON O'BRIEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned notary in and for the state and county listed above, PATRICK HAMILTON O'BRIEN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and affirmed that he signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained.

PATRICK HAMILTON O'BRIEN

Sworn to and subscribed before me by Patrick Hamilton O'Brien this 27 day of July, 2019.

My commission expires: 05/02/2022

Notary Public

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022