Karen Johnson Davidson County
Batch# 301445 DEEDQC
10/16/2019 09:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191016-0105998

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 2019.

Notary Public
My commission expires 03/21/2022

File No. 05-1908-67598

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick O'Briant, et ux 1996 Tinnin Road Goodlettsville, TN 37072	New Owner	007-11-0-001.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Patrick O'Briant, Married** hereinafter referred to as *Grantor*, by these presents, do hereby quitclaim and convey of all of his right, title and interest unto **Patrick D. O'Briant and Wife, Laura O'Briant**, in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Section Three, Grizzard Manor, of record in Book 4675, Page 40 (Book 4675, Page 40 erroneously omitted in prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick O'Briant and Kelley O'Briant, husband and wife by deed from Heatherstone Properties, LLC, dated May 25, 2006, recorded June 8, 2006, of record in Instrument No. 20060608-0068206, Register's Office for Davidson County, Tennessee. The said grantees having since divorced by Final Decree, entered in the Fourth Circuit Court of Davidson County, Tennessee, in Docket No. 11D1725, dated September 20, 2011.

Further being the same property conveyed to Patrick D. O'Briant by Quitclaim Deed from Kelley P. O'Briant, a single person and Patrick D. O'Briant, a single person, dated June 27, 2012, recorded October 16, 2012, of record in Instrument No. 20121016-0094810, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to T.C.A. § 66-1-109, to convert the Grantor's interest in the above-described property into an estate by the entireties.

Patrick O'Briant is one and the same as Patrick D. O'Briant.

This is improved property known as 1996 Tinnin Road, Goodlettsville, TN 37072.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hands this 8th day of October, 2019.

Patrick O'Briant

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Patrick O'Briant** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Dickson, TN, this 8th day of October, 2019.

Notary Public

My commission expires: 03/21/2022

True Copy Certification

I, Krystal Schuster, do hereby make 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/21/2022

