This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

Karen Johnson Davidson County
Batch# 342618 DEEDQC
01/13/2020 02:38:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004566

QUITCLAIM DEED

FROM: Kristina O'Shaughnessy
TO: Brian O'Shaughnessy

ADDRESS NEW OWNER:
Brian O'Shaughnessy
708 Enquirer Ave
Nashville, TN 37205

SEND TAX BILLS TO:
Truxton Trust Co.
4525 Harding Rd. Suite 300
Nashville, TN 37205

MAP & PARCEL NO.:
130-06-0-019.00

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, makes oath and affirms that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Kristina Dare O'Shaughnessy v. Brian Andrew O'Shaughnessy*, Circuit Court for Davidson County, Tennessee, Docket No.19D980, and that there was no consideration given for the transfer.

Brian O'Shaughnessy, Grantee

Sworn to and subscribed before me, this the 10 day of Jan, 2020

NOTARY PUBLIC

ANN GRANVILLE HEATON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

My Commission Expires: 11.03.20

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Kristina O'Shaughnessy has bargained and sold, and by these presents does transfer, quitclaim and convey unto Brian O'Shaughnessy, his heirs, successors and assigns, all of Kristina O'Shaughnessy's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubidivision of Lots of Belle Meade Second Plan of record in book 5200, page 52, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian O'Shaughnessy and Kristina O'Shaughnessy, husband and wife, by Warranty Deed from James Andrew Carson and Kristin Festag Carson, husband and wife, dated October 13, 2017 and recorded on October 16, 2017, of record in Inst. NO. 20171016-0106060, Register's Office for Davidson County, Tennessee.

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Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 708 Enquirer Avenue, Nashville, TN 37205

WITNESS my hand, this 27th day of December, 2019.

Kristina O'Shaughnessy, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lydia Gregory, a Notary Public in and for Davidson County, Tennessee, the within named Kristina O'Shaughnessy, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Kristina O'Shaughnessy, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 27th day of December, 2019.

Lydia Gregory
Notary Public

My Commission Expires: 7/6/20

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.