THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2020-0050	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Lynn C. O'Grady Sworn to and subscribed to before me this 28 day of January 2020. *Notary Public* *My commission expires:* 2-6-2024

Name and Address of New Owner:
Jeffrey V. O'Grady and Lynn Carol O'Grady, Trustees
904A Villa Place
Nashville, TN 37212

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

Send Tax Bills To:
Owner

Street Address of Subject Property:
904A Villa Place
Nashville, TN, 37212

Parcel ID:
105010C001.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey O'Grady and Lynn O'Grady, husband and wife**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Jeffrey V. O'Grady and Lynn Carol O'Grady, Trustees of The O'Grady Family Trust dated October 27, 1993 and Restatement dated December 4, 2014,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Located in Davidson county, state of Tennessee, described as follows: land in Davidson county, Tennessee, being Unit A, 904 Villa Place Townhomes as shown on Exhibit "C" of record in Instrument no. 20131029-0112259, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Karen Johnson Davidson County
Batch# 351646 DEEDQC
01/31/2020 02:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200131-0011783

Being the same property conveyed to Jeffrey O'Grady and Lynn O'Grady, husband and wife by Warranty deed from Thomas A. Panaplos, a single man of record in Instrument No. 20200103-0000897 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 03, 2020.

WITNESS my hand this 28 day of January, 2020.

Jeffrey O'Grady

Lynn O'Grady

STATE OF ~~TENNESSEE~~ AZ|
COUNTY OF ~~WILLIAMSON~~ Maricopa|

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeffrey O'Grady and Lynn O'Grady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 28 day of January, 2020.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

NOTARY PUBLIC

My commission expires: 2.6.2024

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021