THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 456779 DEEDQC
08/14/2020 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200814-0091105

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brian Neal & Anna Neal 1309 Ordway Place Nashville, TN 37206	New Owner(s)	094-01-0-258.00 083-14-0-162.00 061-10-0-165.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **O & S Properties, LLC, a Tennessee Limited Liability Company** by these presents does hereby quitclaim and convey unto **Brian Neal and Anna Neal, husband and wife,** their heirs, successors, and assigns, its rights, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 13th day of August, 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13th day of August, 2020.

O & S Properties, LLC, a Tennessee Limited Liability Company

By: _____
Brian Neal, member

By: Anna Neal
Anna Neal, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of O & S Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2020.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anna Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of O & S Properties, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2020.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Exhibit A

Property 1: (094-01-0-258.00)

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One, Revised, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. 7

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by deed from Cornerstone Rentals, LLC, of record in Instrument No. 20150223-0015567, Register's Office for Said County.

Being the same property conveyed to O & S Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from, Brian Neal and Anna Neal, husband and wife, of record in Instrument No. 20160217-0015189, Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 17, 2016.

This is improved property also known as 906 South 14th, Nashville, TN 37206.

Property 2: (083-14-0-162.00)

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of the subdivision of Priest Home Place, as of record in Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 69 feet on the southerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the westerly margin of South 20th Street 160 feet to an alley.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife by Warranty Deed from Jonathan Wright, a single man dated June 15, 2017 and recorded June 16, 2017 in Instrument Number 20170616-0060820, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to O & S Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from, Brian Neal and Anna Neal, husband and wife, of record in Instrument No. 20171207-0125161, Register's Office for Davidson County, Tennessee, dated December 7, 2017 and recorded on December 7, 2017.

This is improved property also known as 1916 Russell Street, Nashville, TN 37206.

Property 3: (061-10-0-165.00)

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 10 on the map of Maplewood Manor, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 67,6 feet on the Southerly side of Curdwood Avenue, formerly Maplewood Blvd., and extends back 220 feet 3 inches on the Westerly line and 219.9 feet, more or less, on the Easterly line to a dead line, measuring 47.3 feet thereon.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by Warranty Deed from Darryl Wayne Bogle, a single person, of record in Instrument No. 20160725-0076524, said Register's Office, dated July 18, 2016 and recorded on July 25, 2016.

Being the same property conveyed to O & S Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from, Brian Neal and Anna Neal, husband and wife, of record in Instrument No. 20161128-0124744, Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 28, 2016.

This is improved property also known as 902 Curdwood Boulevard, Nashville, TN 37216.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022