THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Kate and Ryan O'Connor
1313 Sula Drive
Hermitage TN 37076

MAP: 086-12-0B
PARCEL: 045.00-CO

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 477844 DEEDQC
09/17/2020 10:32:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200917-0106499

QUITCLAIM DEED

FOR THE PURPOSE OF RE-CONVEYING TO CORRECT VESTING

FOR AND IN CONSIDERATION of no monetary consideration, we, Kate O'Connor fka Kate Swanson and Ryan O'Connor, Grantor(s), by these presents do hereby quitclaim and convey unto Kate O'Connor and Ryan O'Connor, wife and husband, Grantee(s), their successor and assigns all of our interest in the following described tract or parcel of land, to wit:

The following described tract or parcel of land, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Unit 45 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Kate Swanson and Ryan O'Connor, both unmarried by Warranty Deed dated 8/11/2017 from Southeastern Development Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20170815-0083529, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1313 Sula Drive, Hermitage TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I/we have hereunto set my/our hand on the 8th day of September, 2020.

Kate O'Connor

Ryan O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kate O'Connor and Ryan O'Connor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 8th day of September, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY