Return to:
ORANGE COAST LENDER SERVICES
1000 COMMERCE DR SUITE 520
PITTSBURGH PA 15275

Karen Johnson Davidson County
Batch# 515919 DEEDQC
11/13/2020 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201113-0134151

Send Tax Notices to:
JOHN WILLIAM O'NEAL AND CYNTHIA ANN O'NEAL
415 CHURCH ST APT 1813
NASHVILLE,TN 37219

FILE NO. 655902

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John William O'Neal and Cynthia Ann O'Neal	John William O'Neal and Cynthia Ann O'Neal	093061J13500CO
415 CHURCH ST APT 1813 NASHVILLE, TN 37219	415 CHURCH ST APT 1813 NASHVILLE, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN WILLIAM O'NEAL AND CYNTHIA ANN O'NEAL, TRUSTEES OF THE O'NEAL FAMILY TRUST, DATED MARCH 24, 2000**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JOHN WILLIAM O'NEAL AND CYNTHIA ANN O'NEAL, MARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1813, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF VIRIDIAN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833, AND ADDENDUM THERETO, OF RECORD IN INSTRUMENT NO. 20061004-0122834, AND INSTRUMENT NO. 20070711-0082578, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FORA MORE COMPLETE DESCRIPTION. SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JOHN WILLIAM O'NEAL AND CYNTHIA ANN O'NEAL, TRUSTEES OF THE O'NEAL FAMILY TRUST, DATED MARCH 24, 2000, DEED DATED 2/25/2015, RECORDED 2/26/2015, IN INST# 20150226-0016538, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 415 CHURCH ST APT 1813, NASHVILLE, TN 37219

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of SEPTEMBER, 2020.

JOHN WILLIAM O'NEAL, TRUSTEE

CYNTHIA ANN O'NEAL, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, WENDELL CHEEK, NOTARY of the state and county mentioned, personally appeared JOHN WILLIAM O'NEAL, TRUSTEE AND CYNTHIA ANN O'NEAL, TRUSTEE, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

WENDELL CHEEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: WENDELL CHEEK
My Commission Expires: 7-3-2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

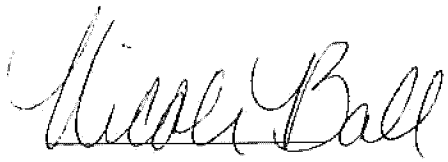
Subscribed and sworn before me this the 24th day of SEPTEMBER, 2020.

Notary Public
My commission expires: 7-3-2023

WENDELL CHEEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES