Karen Johnson Davidson County
Batch# 520661 DEEDQC
11/24/2020 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201124-0137760

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James Francis O'Connell** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **James Francis O'Connell and Jersey O'Connell,** (Grantee), husband and wife all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 56 on the Map of Maplecrest Subdivision, as of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to **James Francis O'Connell and Jersey O'Connell,** husband and wife, Grantor herein by QUIT CLAIM DEED from **James Francis O'Connell,** a married man, of record at Instrument Number **20050816-0096641** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19th day of **November, 2020.**

James Francis O'Connell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James Francis O'Connell,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **November, 2020.**

Emily D Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

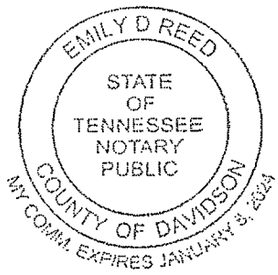
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 19th day of **November, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024



PROPERTY ADDRESS:	**2205 Maplecrest Dr.** **Donelson, TN 37214**
TAX PARCEL NO.:	**08410-0-02100**
PROPERTY OWNER: OWNER'S ADDRESS:	**James Francis O'Connell and Jersey O'Connell** **2205 Maplecrest Drive** **Donelson, TN 37214**
MAIL TAX BILLS TO:	**James O'Connell and Jersey O'Connell** **2205 Maplecrest Drive** **Donelson, TN 37214**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022