Karen Johnson Davidson County
Batch# 584845 DEEDQC
03/04/2021 01:56:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210304-0028509

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 24th day of February 2021.

Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
John William O'Neal 415 Church Street Apt. 1813 Nashville, TN 37219	John William O'Neal 415 Church Street Apt. 1813 Nashville, TN 37219	093061J13500CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John William O'Neal, does hereby quitclaim, transfer and convey unto John William O'Neal, Trustee of the O'Neal Family Trust, Dated March 24, 2000, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

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 for a 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, married as joint tenants with rights of survivorship, from John William O'Neal and Cynthia Ann O'Neal,

Trustees of the O'Neal Family Trust, Dated March 24, 2000, by Quitclaim Deed dated September 24, 2020, and recorded on November 13, 2020, as Document No. 20201113-0134151, Registers Office for Davidson County, Tennessee. Upon the death of Cynthia Ann O'Neal on October 17, 2020, John William O'Neal became the sole owner of said property.

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

Property Address: 415 Church Street, #1813, Nashville, Tennessee 37219

Witness my hand this 24th day of February 2021.

John William O'Neal, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, John William O'Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, February 24, 2021.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021