Karen Johnson Davidson County
Batch# 752105 DEEDQC
11/09/2021 01:54:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211109-0149649

THIS INSTRUMENT PREPARED BY:
Peter C. Robison, Esq.
511 Union Street, Suite 1500
Nashville, Tennessee 37219

EXECUTRIX'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Lola Ann White 5040 Villa Crest Nashville, TN 37205	Same	Map Nos. 145-8#25 145-7#16 Parcel No. OH-11858/11860

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

TIFFANY B VINSON STATE OF TENNESSEE NOTARY PUBLIC Exp: Mar. 3, 2025 DAVIDSON COUNTY

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

Affiant –LOLA ANN WHITE

Sworn to and subscribed to before me this 26 day of October, 2021.

Notary Public
My Commission Expires: 03-03-2025

FOR AND IN CONSIDERATION OF the terms of the Will of James P. O'Hara, deceased, of record in the Seventh Circuit Court of Davidson County, Probate Division, Docket No. 21P-238, GRANTOR, LOLA ANN WHITE, Executrix of the Estate of James Paul O'Hara, by these presents does hereby quitclaim and convey to LOLA ANN WHITE, ("GRANTEE") her heirs, personal representatives and assigns, all of the right, title and interest in and to a certain tract and parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 22 and 23, on the plat of Villa Estates, City of Oakhill, as shown on plat of record in Plat Book 3600, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a particular description.
>
> BEING the same property conveyed to James P. O'Hara, unmarried, by deed from Thomas J. Swagler, Jr., unmarried, and recorded in Book 7590, page 660, Register's Office for Davidson County, Tennessee

This is improved property known as 5030 and 5040 Villa Crest, Nashville, Tennessee 37205, as shown on Plan of Record in Book 7590, Page 660, of the Register's Office for Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTOR, their heirs and assigns forever, and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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..

IN WITNESS WHEREOF, Grantor has set her hand this 26 day of October, 2021.

THE ESTATE OF JAMES PAUL O'HARA

Lola Ann White

LOLA ANN WHITE, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Tiffany B Vinson of the state and county mentioned, personally appeared LOLA ANN WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executrix of the Estate of James Paul O'Hara, the within named bargainor, an estate, and that she as Executrix executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executrix of the Estate of James Paul O'Hara.

Witness my hand and seal, at office in Nashville, this 26 day of October, 2021.

TIFFANY B VINSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 3, 2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 03-03-2025