This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 769697 DEEDQC
12/08/2021 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211208-0162619

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of November 2021

Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Timothy O'Brien & Dewaal VanHeerden

906 Phillips St
Nashville, TN 37208

SEND TAX BILLS TO:
Timothy O'Brien & Dewaal VanHeerden

906 Phillips St
Nashville, TN 37208

MAP AND PARCEL NUMBER: 082130A01600CO

QUITCLAIM DEED

21NT03086

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Timothy P. O'Brien

By these presents do remise, release and **QUITCLAIM** unto

Timothy P. O'Brien & Dewaal VanHeerden, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, HOPE GARDENS, SECTION 1, as shown on plat of record in Instrument No. 20060406-0040017, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Timothy P. O'Brien, unmarried by Warranty Deed from Kimberly Poncirolli and husband, Jason Poncirolli dated 01/31/2011 recorded 02/16/2011, as Document Number 20110216-0013257, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 906 Phillips St, Nashville, TN 37208-3142

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 our hands this 23 day of November 2021.

Timothy P. O'Brien

State of NJ }
County of Essex }

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

Witness my hand and official seal at office, this 23 day of November 2021

Notary Public

My Commission expires: 8 / 28 / 2024.

Henry Clarke Jr.
Notary Public of New Jersey
#2261053
My Commission Expires
August 28, 2025

Dewaal VanHeerden

State of New Jersey }
County of Essex }

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

Witness my hand and official seal at office, this 23 day of November 2021

Notary Public

My Commission expires: 8 / 28 / 2025.

Henry Clarke Jr.
Notary Public of New Jersey
#2261053
My Commission Expires
August 28, 2025

202112080162619

Tennessee Certification of Electronic Document

I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-23-21 (date of document).

Kesha Herron
Affiant Signature

12-5-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd of November, 2021.

CAROL B CHRISTIAN
(SEAL) STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024