THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq.**
320 Seven Springs Way, Suite 110,
Brentwood, TN 37027

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Treanor Realty, LLC c/o William O. Treanor, IV 4794 Brick Church Pike Goodlettsville, TN 37072	--Same--	Parcel 1: 090 15 0 016.00 Parcel 2: 102 04 0 074.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents, that **WILLIAM O. TREANOR, IV**, **KRISTINA LOUISE HEITLINGER TREANOR**, and **ERIC L. TREANOR**, for and in consideration of the sum of Ten and no/100 dollars ($10.00), cash paid in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Affidavit of Inheritance that was duly recorded with the Davidson County Register of Deeds, of Record in Instrument No. 20220224-0021537, hereby release, remise, and quitclaim unto **TREANOR REALTY, LLC**, a Tennessee limited liability company, all of their right, title, and interest in and to certain tracts or parcels of land situated in the City of Nashville, County of Davidson, State of Tennessee, which property is more particularly described as follows, to wit:

Karen Johnson Davidson County
Batch# 817380 DEEDQC
03/08/2022 02:01:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220308-0026496

Parcel 1:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 651 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, Page 78, Register's Office for said County.

Said Lot No. 651 fronts 72.0 feet on the northwesterly side of Capri Drive and extends back 142.0 feet on the northeasterly line and 170.0 feet on the southwesterly line, to a line in the rear on which it measures 77.3 feet.

Being the same property conveyed to W.O. Treanor by deed from Consolidated Developments, Inc., of record in Book 4105, Page 872, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 18, 1994, Penelope P. Treanor conveyed any right, title or interest she had in this property to W.O. Treanor (being the same person as William Ormsby Treanor, III) in accordance with the terms of that certain Marital Dissolution Agreement incorporated in the Final Decree in the Fourth Circuit Court of Davidson County, Tennessee, in the case of Penelope P. Treanor v. William Ormsby Treanor, III, appearance number 93D-866, which Quitclaim Deed is of record in Instrument No. 19991214-0303154, Register's Office for Davidson County, Tennessee.

William O. Treanor, III died testate on April 12, 2004. William O. Treanor, III's Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5719, page 1688563, Probate Court Clerk's Office for Davidson County, Tennessee. As reflected in the Affidavit of Inheritance of record in Instrument No. 20220224-0021537, William O. Treanor, IV, Kristina Louise Heitlinger, and Eric L. Treanor became the owners of the Property after William O. Treanor, III's death.

This conveyance is subject to easements, restrictions etc., of record in Book 3033, page 638, and as shown on Plan of Record in Book 2900, page 78, Register's Office for Davidson County, Tennessee; and to the rights, conditions, obligations, and restrictions in regard to the use of a sewerage system stated in an agreement between Consolidated Developments, Inc., and the City of Nashville, Tennessee, of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

W.O. Treanor, William O. Treanor, III and William Ormsby Treanor, III are all one and the same person.

This is improved property known as 457 A Capri Drive, Nashville, Tennessee 37209.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 723 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, pages 127 and 128, Register's Office for said County, described as follows:

Said Lot No. 723 fronts 123.0 feet on the southeasterly side of Premier Drive and extends back 160.9 feet on the northeasterly line and 127.0 feet on the southwesterly line, to a line in the rear on which it measures 45.4 feet.

Being the same property conveyed to William O. Treanor, III, d/b/a Treanor Company and wife, Penelope Jean Treanor, by deed from Ray D. Osborne and wife, Georgia O. Osborne, record in Book 4510, Page 844, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 18, 1994, Penelope Jean Treanor (being the same person as Penelope P. Treanor) conveyed any right, title or interest she had in this property to William O. Treanor, III (being the same person as William Ormsby Treanor, III) in accordance with the terms of that certain Marital Dissolution Agreement incorporated in the Final Decree in the Fourth Circuit Court of Davidson County, Tennessee, in the case of Penelope P. Treanor v. William Ormsby Treanor, III, appearance number 93D-866, which Quitclaim Deed is of record in Instrument No. 19991214-0303155, Register's Office for Davidson County, Tennessee.

William O. Treanor, III died testate on April 12, 2004. William O. Treanor, III's Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5719, page 1688563, Probate Court Clerk's Office for Davidson County, Tennessee. As reflected in the Affidavit of Inheritance of record in Instrument No. 20220224-0021537, William O. Treanor, IV, Kristina Louise Heitlinger, and Eric L. Treanor became the owners of the Property after William O. Treanor, III's death.

Said properties are quitclaimed subject to such limitations, restriction and encumbrances as may affect the premises.

W.O. Treanor, William O. Treanor, III and William Ormsby Treanor, III are all one and the same person.

This is improved property known as 6419 Premier Drive, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14th day of January 2022.

William O. Treanor, IV
WILLIAM O. TREANOR, IV

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM O. TREANOR, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Hendersonville, Tennessee, on this 14TH day of JANUARY 2022.

Notary Public

NICHOLAS T GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-31-2024

My commission expires:
My Commission Expires: January 31, 2024

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value of this transfer is $ - 0 -.

Elizabeth Ryder Dyer
Affiant

Sworn to and subscribed before me this 15 day of February, 2022.

Ryan E. Neeley
Notary Public

RYANE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My commission expires: 3/7/2023

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of Jan 2022.

KRISTINA LOUISE HEITLINGER TREANOR

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTINA LOUISE HEITLINGER RTEANOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in BELMONT, California, on this 6TH day of JAN. 2022.

Notary Public

My commission expires:
05/19/2025

SUSHIL KALRA
COMM. # 2358283
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 19, 2025

IN WITNESS WHEREOF, I have hereunto set my hand on this 25 day of January 2022.

ERIC L. TREANOR

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC L. TREANOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Franklin, Tennessee, on this 25 day of MAY 2022.

Notary Public

My commission expires:

JASON BLACKSTOCK
State of Tennessee Notary Public
Williamson County
My Comm. 07-15-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 January 14, 2022.

Elizabeth Ryder Sykes

2/25/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2022.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023