THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

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.
Theresa Anne O'Brien, Trustee of The Theresa Anne O'Brien Revocable Living Trust	--Same--	097020A57800CO
2152 Hickory Brook Drive		
Hermitage, TN 37076		

Karen Johnson Davidson County
Batch# 891453 DEEDQC
07/20/2022 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220720-0083039

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, **THERESA A. O'BRIEN** does hereby convey to **THERESA ANNE O'BRIEN, TRUSTEE OF THE THERESA ANNE O'BRIEN REVOCABLE LIVING TRUST DATED JULY 12, 2022,** all of her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, which property is more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 578 on the Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael D. O'Brien and Theresa A. O'Brien, husband and wife, by deed dated March 10, 2017, from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20170315-0025240, Register's Office of Davidson County, Tennessee.
>
> Michael D. O'Brien and wife, Theresa A. O'Brien, owned this property jointly as tenants by the entirety. Michael D. O'Brien died on February 19, 2022. Upon the death of Michael D. O'Brien, Theresa A. O'Brien became the sole owner of this property.

Theresa A. O'Brien and Theresa Anne O'Brien are one and the same person.

This is improved property known as 2152 Hickory Brook Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of July, 2022.

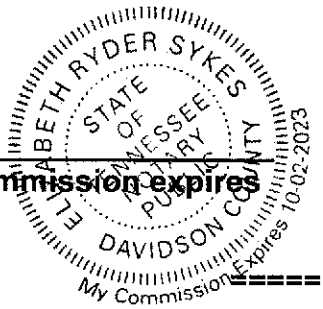
Theresa A. O'Brien
THERESA A. O'BRIEN

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA A. O'BRIEN**, 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 Nashville, Tennessee, on this 12th day of July, 2022.



Elizabeth Ryder Sykes
Notary Public

My commission expires

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Theresa Anne O'Brien
Affiant

Sworn to and subscribed before me this 12th day of July, 2022.



Elizabeth Ryder Sykes
Notary Public

My commission expires

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 **July 12, 2022**.

July 19, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **19th** day of **July**, 2022.

Linda J. Williams
Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

March 3, 2026