Karen Johnson Davidson County
Batch# 915202 DEEDQC
09/12/2022 10:05:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220912-0101626

THIS INSTRUMENT WAS PREPARED BY
Grace P. Anderson, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick L. O'Hara	**Patrick L. O'Hara**	
(Name)	(Name)	**126 14 0A 047.00**
1528 Davidge Drive	**1528 Davidge Drive**	
(Address)	(Address)	
Nashville, TN 37221	**Nashville, TN 37221**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Danielle Gracelee O'Hara v. Patrick Lee O'Hara**, Davidson County Circuit Court, Docket Number 21D-206. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **DANIELLE G. O'HARA**, hereby quitclaim and convey to **PATRICK L. O'HARA** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47, on the Final Plat of Travis Trace Subdivision, Phase 3 of record at Instrument No. 20180906-0088451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company by Warranty Deed from Travis Property Developers, a Tennessee General Partnership, dated 02/15/2017, of record in Instrument 201702170016411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick L. O'Hara and Danielle G. O'Hara, husband and wife, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, dated 09/16/2019, of record in Instrument No. 20190917-0093939, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1528 Davidge Drive, Nashville, TN 37221.

IN WITNESS WHEREOF, this instrument to be executed on this the 23 day of July, 2021.

Danielle G. O'Hara
DANIELLE G. O'HARA

STATE of TENNESSEE)
COUNTY of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, DANIELLE G. O'HARA, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 23rd day of July, 2021.

Lee Ann Edwards
Notary Public

My commission expires: 3/8/22

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022