Karen Johnson Davidson County
Batch# 964195 DEEDQC
01/25/2023 10:39:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230125-0005667

Prepared by:

Andrew Boulineau, Esq.
2802 Bransford Ave.
Nashville, TN 37204

After Recording, Return to / Send Tax Bills To

Wendy R. Fike
125 Cedar Ridge Dr.
LaVergne, TN 37086

Map + parcel 116210 D126.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Wendy R Fike, **Affiant**
Subscribed and sworn before me this the
25 **Day of** JAN, 2023.
A. Hayes, **Deputy Register**

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $10, in hand paid to the Grantor, the Grantor quitclaims and conveys all interest in the Property situated in Davidson County, Tennessee and hereafter described to the Grantee.

Grantor Name: Olivia McCormack

Grantor Address: 320 Welch Rd 68 37211

Grantee Name: The Viola Reaves Memorial Trust, (Wendy R. Fike, Trustee)
Grantee Address: 125 Cedar Ridge Dr. LaVergne, TN 37086

The Property conveyed is located at 564 Roxanne Dr. Antioch, TN 37013, and its full legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Brookview Estates, Section 2, of record in plan book 4460, pg. 163, Register's Office for said County.

Said Lot No 126 fronts 75 ft. on the Northwesterly margin of Roxanne Dr. & extends back between parallel lines 150 ft to a dead line.

Being the same property conveyed to Grantor by Affidavit as to Heirs, recorded at
current source of title:
Book: 4785
20230125-0005665 page: 992.

Olivia McCormack
Grantor's Signature

Wendy R. Fike Trustee
Grantee's Signature

Witness 1 Signature

Witness 2 Signature

Adam Maseekian
Witness 1 Printed Name

Donovan Callahan
Witness 2 Printed Name

State of Tennessee
County of Rutherford

Personally appeared before me, the above-named Grantor, the above-named Grantee, and the above-named Witnesses, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office,

This 15th day of October, 2022.

Gina M. Callahan
NOTARY PUBLIC

My commission expires: 8/19/2024

GINA M. CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

EXECUTION

The Grantor, Olivia McCormack, has signed this instrument, in witness of the fact that it constitutes an agreement between the Grantors, on the date signed below.

Olivia McCormack (Grantor) — DATE: Oct 15

The foregoing instrument was signed by the above Grantor in our presence.

1st Witness's Signature	**1st Witness**'s Printed Name: Adam Mccormick	Date: 10/15/22
2nd Witness's Signature: Donovan Callahan	**2nd Witness**'s Printed Name: Donovan Callahan	Date: 10/15/22

STATE OF Tennessee
COUNTY OF Rutherford

On the date below, personally appeared before me, a notary public, the above-named Grantor and the above witnesses, each personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that they executed the same for its stated purpose.

Gina M. Callahan — 10/15/22

Notary Public — **DATE**

My commission expires: 8/19/2024

GINA M. CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY