Karen Johnson Davidson County
Batch# 965327 DEEDQC
01/27/2023 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006458

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.:
James Bryan O'Dell and Lisa Ann O'Dell, Co-Trustees of The O'Dell Family Trust Agreement dated January 20, 2023	Same	117 04 0 047.00
1709 Sweetbriar Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JAMES BRYAN O'DELL** and wife, **LISA ANN O'DELL**, do hereby convey to **JAMES BRYAN O'DELL** and wife, **LISA ANN O'DELL**, **Co-Trustees of the O'DELL FAMILY TRUST AGREEMENT dated January 20, 2023**, all of our right, title and interest in the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet front and 46.55 feet rear of the westerly 100 feet front and 93.1 rear of Lot No. 250 on the plan of Belmont Land Company's Plan- Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.
>
> Said portion of Lot no. 250, which is a corner lot, fronts 50 feet, on the southerly margin of Sweetbriar Avenue and fronts 175 feet, more or less, on the easterly margin of an alley, and extends back 46.5 feet on the southerly line and 175.00 feet, more or less, on the easterly line to a point of intersection.

Being the same property conveyed to James Bryan O'Dell and wife, Lisa Ann O'Dell, by Quitclaim Deed dated January 20, 2023, from James O'Dell and wife, Lisa O'Dell, of record in Instrument No. 20230124-0005270, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1915 Sweetbriar Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of January, 2023.

JAMES BRYAN O'DELL

LISA ANN O'DELL

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES BRYAN O'DELL** and **LISA ANN O'DELL**, 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 in Brentwood, Tennessee, on this 20th day of January, 2023.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
10-02-2023
My Com

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

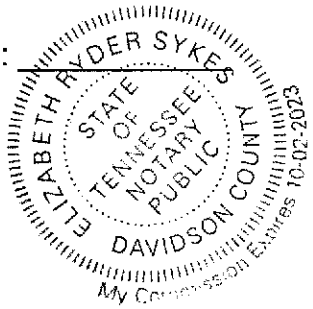
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
20th day of January, 2023.

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 January 20, 2023.

January 27, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of January, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

