Karen Johnson Davidson County
Batch# 965337 DEEDQC
01/27/2023 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006472

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	119 14 0 028.00
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 Lot No. 7, Block "B" on Map of Woodbine Courts, Part Two, not of record, and being all of the property described in Deed Book 8703, page 588, Register's Office, Davidson County, Tennessee, and further described by a mortgage loan inspection by Campbell Surveying Co., Inc. 2424 21st Avenue, South, Nashville, TN 37212, License No. 665, dated October 29, 1992, and further described as follows:
>
> Beginning at a point in the northerly margin of Tanksley Avenue, thence west 75 feet to a point; thence north 155.5 feet to a point; thence east 75 degrees to a point; thence south 155.5 feet to the point of beginning.

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 B. O'Dell and wife, Lisa A. O'Dell, of record in Instrument No. 20230124-0005277, Register's Office for Davidson County, Tennessee.

The said James Bryan O'Dell and James B. O'Dell being one and the same person.

The said Lisa Ann O'Dell and Lisa A. O'Dell being one and the same person.

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

This is improved property known as 252 Tanksley Avenue, Nashville, TN 37211.

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

==========

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.

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

My Commission Expires:

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

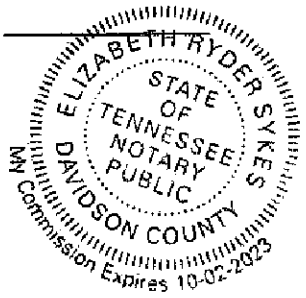
The actual consideration or value of this transfer is $ - 0 - .

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

