Karen Johnson Davidson County
Batch# 965368 DEEDQC
01/27/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006528

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	133 07 0 008.00
1709 Sweetbriar Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JAMES O'DELL** and wife, **LISA 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 2, SECTION 2, PARMA HEIGHTS, as shown on plat of record in Plat Book 2083, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to James O'Dell and wife, Lisa O'Dell, by Warranty Deed dated October 5th, 2015, from Stanley Eugene Pewitt and wife, Alma Faye Tomlin Pewitt, of record in Instrument No. 20151008-0102566, Register's Office for Davidson County, Tennessee.
>
> This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year of 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of SECTION 2, PARMA HEIGHTS, as recorded in Plat Book 2083, Page(s) 51.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2153, Page 14.

This is improved property known as 145 McCall Street, Nashville, TN 37211-3060.

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

JAMES O'DELL

LISA 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 O'DELL** and **LISA 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 10-02-2023

Notary Public

My Commission Expires:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

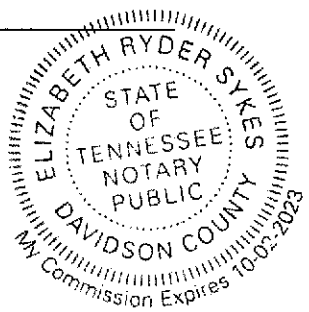
The actual consideration or value of this transfer is $ - 0 - .

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

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