Karen Johnson Davidson County
Batch# 965368 DEEDQC
01/27/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006529

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 0 107.00
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 No. 25 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Beginning at a point in the westerly margin of Mimosa Drive at the common corners of Lots 25 and 26; thence in a westerly direction along the line dividing said lots 102 feet to a point; thence in a northerly direction along the line dividing lots 24 and 25, 160 feet to a point in the southerly margin of McCall Street, formerly Antioch Pike; thence in an easterly direction along the southerly margin of McCall Street, formerly Antioch Pike, 72 feet to a point; thence in a south-easterly direction around a curve with a radius of 25 feet, 39.3 feet to a point in the westerly margin of Mimosa Drive; thence in a southerly direction along the westerly margin of Mimosa Drive, 126.1 feet to the point of beginning.

Being the same property conveyed to James O'Dell and wife, Lisa O'Dell, by Warranty Deed dated June 26th, 2014, from Frances L. Gadsey, unmarried, of record in Instrument No. 20140722-0065128, Register's Office for Davidson County, Tennessee.

James O'Dell and James Bryan O'Dell are one and the same person.

Lisa O'Dell and Lisa Ann O'Dell are one and the same person.

This is improved property known as 131 McCall Street, Nashville, Tennessee 37211.

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.

Notary Public

My Commission Expires:

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

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

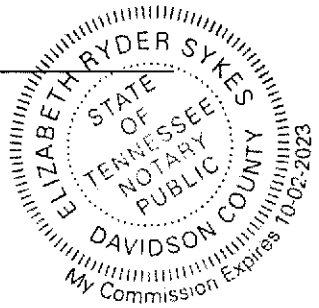
The actual consideration or value of this transfer is $ - 0 - .

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

