Karen Johnson Davidson County
Batch# 965368 DEEDQC
01/27/2023 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006530

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	096 14 0 002.00
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:

> Being Lot No. 393 on Plan of Cloverhill, Section VII, as of record in Book 2133, Page 92, R.O.D.C., Tennessee.
>
> Said Lot. 393 fronts 700 feet on the North side of Bealwood Drive (now Lakeland Drive) and runs back 180 feet on the East line and 188 feet on the West line to a dead line measuring 71 feet thereon.
>
> Being the same property conveyed to James O'Dell and wife, Lisa O'Dell, by Warranty Deed dated May 11th, 2017, from Connie Rene Parker a/k/a-Connie Rene Parker Rice, married, of record in Instrument No.20170518-0049440, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL, SECTION VII, as recorded in Plat Book 2133, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2145, Page 262 and Book 2273, Page 88.

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 2914 Lakeland Drive, Nashville, TN 37214-3504.

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

Notary Public

My Commission Expires:

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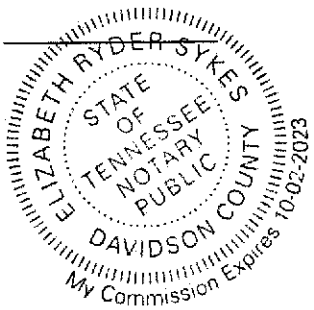
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

