Karen Johnson Davidson County
Batch# 965379 DEEDQC
01/27/2023 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006547

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 02 0 152.00
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. 44, on the Plan of Airdrie Subdivision "B", of record in Plat Books 547, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to James O'Dell and wife, Lisa O'Dell, by Warranty Deed dated May 1st, 2014, from Phillip Beisswenner, married, of record in Instrument No. 20140502-0037281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 42, said Register's Office; and (c) restrictive covenants of record in Book 672, page 788, said Register's Office; (d) electric easement of record in Book 7498, page 713, said Register's Office.

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 3211 Kinross Avenue, Nashville, TN 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

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:

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

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