Karen Johnson Davidson County
Batch# 965381 DEEDQC
01/27/2023 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006553

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	117 04 0 075.00
1709 Sweetbriar Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JAMES B. O'DELL** and wife, **LISA A. 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 the West one-half of Lot 262, Plan of Belmont Land Company called Belmont Heights, as shown on Plat of record in Plat Book421, Page 34, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property, said part of Lot fronts 50 feet on the South side of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to James O'Dell and wife, Lisa O'Dell, by Warranty Deed dated November 10th, 2017, from Julian Keith Getty and wife, Kristyn E. Getty, of record in Instrument No. 20171114-0116769, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Subject to the flow of any stream across the subject property.

Any and all visible easement lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 1709 Sweetbriar Avenue, Nashville, TN 37212.

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

JAMES B. O'DELL

LISA A. 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 B. O'DELL** and **LISA A. 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

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 -

J O'Dell
Affiant

Sworn to and subscribed before me this
20th day of January, 2023.

Elizabeth Ryder Sykes
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