Name and Address of New Owner and Send Tax Bills To:

Michelle M. O'Malley
1442 East Cedar Lane
Madison TN 37115

This Instrument Prepared By and Return to:
Bell Law Settlement Services, LLC
112 30th Ave N
Nashville TN 37203

Karen Johnson Davidson County
Batch# 1032814 DEEDQC
07/31/2023 04:01:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230731-0059072

Map and Parcel: 08303020900 and 08303021000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle M. O'Malley,** "the Grantor," convey and quitclaim and interest unto **Ann O. Jones, John O'Malley and Angela E. Von Mann, as tenants in common** "the Grantee," the following described real estate

Land in Davidson County, being described as follows:
Being PT lot 3 Martins Subdivision 58 and 59 Brownsville, Parcel ID 08303020900 and Parcel Instrument No 0000790 0000333 and adjoining unimproved lot known as 0 Riverside Dr Nashville TN 37206 being PT lot 2 Martins Subdivision 58 and 59 Brownsville, Parcel ID 08303021000 and Parcel Instrument No DB-*0000971 0000070.
Being the same property conveyed to Michelle O'Malley by deed of record as Instrument No 20230501-0032149, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29 day of July, 2023.

Michelle M. O'Malley
Michelle M. O'Malley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Michelle M O'Malley, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of July, 2023.

SHEILA D EWING-AGNEW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sheila D. Ewing Agn
Notary Public
My commission expires: 3.25.2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle M. O'Malley
(Affiant)

Sworn to and subscribed before me this
29 day of July 2023.

Sheila D. Ewing Agn
Notary Public
My commission expires: 3.25.2025

SHEILA D EWING-AGNEW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY