Karen Johnson Davidson County
Batch# 1040060 DEEDQC
08/18/2023 01:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230818-0064753

THIS INSTRUMENT PREPARED BY
Frost Brown Todd, LLP
Attn: Monica E. Conley
150 3rd Ave South, Suite 1900
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map/Parcel Number
5442 Wakefield Dr. Nashville, TN 37220	New Owner	142150A04600CO

FOR AND IN CONSIDERATION OF the sum of TEN AND 0/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ryan O'Dea** (the "Grantor") hereby quitclaims and conveys to **Larrison & Larrison Holdings, LLC** ("Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Real Estate"), together with all rights, title, privileges, benefits, interests, easements hereditaments, appurtenances and tenements thereunto belonging or pertaining and all buildings, structures, fixtures and other improvements located thereon, including without limitation all oil, gas, coal, mineral, and water rights pertaining to the Real Estate (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "Property") Grantor confirms that this a quitclaim conveyance which is intended to convey all right, title and interest Grantor may have, if any, in the Property..

[The rest of this page has been intentionally left blank.
Signature pages of Grantor to follow.]

SIGNATURE PAGE FOR GRANTOR
TO QUITCLAIM DEED

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 9th day of August, 2023.

Ryan James O'Dea

Ryan O'Dea

State of Michigan
County of Oakland

Personally appeared before me, the undersigned Notary Public and for said County and State, the within named Ryan O' Dea, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2023.

DESHAWN SMITH
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 19, 2027
Acting in the County of Oakland

DeShawn Smith

Notary Public

My Commission Expires: 4-19-2027

AFFIDAVIT OF CONSIDERATION

State of Tennessee)

County of Williamson)

The actual consideration for this transfer is $0.00.

Larrison & Larrison Holdings, LLC

S. [signature]

Name:

Title: EXEC. MGR.

Sworn to and subscribed before me this 15th day of August, 2023.

[signature]

Notary Public

My Commission Expires:

March 4, 2025

PAMELA SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. MARCH 04, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being all of Unit 46, on the plan of First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, and further established by the Master Deed of record in Book 5520, Page 203, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

BEING THE SAME PROPERTY conveyed to Bruce C. Nelms by Deed from Kelly Prim, Trustee, dated 10/07/1980 and filed for record on 10/10/1980 in Book 5663, Page 78, Register's Office for Davidson County, Tennessee.

The said Bruce C. Nelms died intestate leaving Ramon A. Nelms and Edna B. Nelms his sole heirs at law as evidenced by that Affidavit of Heirship filed for record in Instrument 200207230088244, Register's Office for Davidson County, Tennessee.

The said Edna B. Nelms died intestate on September 5, 2002 leaving her husband, Ramon A. Nelms, and her children Renay O'Dea and Bobby Nelms as her sole heirs. The said Ramon Nelms conveyed the same property to Grantee herein via Warranty Deed dated January 13, 2012, and filed for record on January 23, 2012.

The said Bobby Nelms died testate, leaving his nephew, Ryan O'Dea, as his sole heir, as evidenced by the Last Will and Testament of Bobby Brian Nelms filed on September 10, 2015 with the Clerk of the Rutherford/Williamson County Probate Court. The said Renay O'Dea died intestate, leaving her husband, Larry O'Dea, and her son, Ryan O'Dea as her sole heirs at law.

TRUE COPY OF CERTIFICATION

I, Monica E. Conley do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this electronic document is a true and exact copy of the original executed and authenticated according to law on August 16, 2023.

Monica E. Conley

Monica E. Conley

Dated: August 16, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of August 2023.

Notary

My Commission Expires: 06/28/26
Notary Seal:

