Karen Johnson Davidson County
Batch# 1078175 DEEDQC
12/05/2023 08:33:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231205-0093631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is

Patrick O'Byrne
Patrick O'Byrne

ROBIN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135

Subscribed and sworn before me this 29 day of September, 2023.

Robin S. Edwards
Notary Public
My Commission Expires: ~~6/26/2024~~ 2/28/2027

QUITCLAIM DEED

Owner(s)	*Map & Parcel Nos.*
Larry Weakley, Terry Weakley, Micheal Weakley 517 Camden Drive Nashville, TN 37211	118-04-0-024.00

Send tax bill to Owner

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **PATRICK O'BYRNE**, an heir or legatee of the estate of **WILLIE ANN WEAKLEY** ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **LARRY WEAKLEY, TERRY WEAKLEY, and MICHAEL WEAKLEY** all of my right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, ST ATE OF TENNESSEE, DESCRIBED ASFOLLOWS, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF MELROSE HEIGHTS SUBDIVISION, SECTION 2, MADE BY LEWIS D. JUSTICE, SURVEYOR, AS OF RECORDIN PLAN BOOK 1835, PAGE 97, REGISTER'S FOR SAID COUNTY, SAID LOT NO. 21 IS DESCRIBEDAS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CAMDEN DRIVE THE COMMONCORNER OF LOTS 21 AND 22; THENCE ALONG THE LINE BETWEEN SAID LOTS 21 AND 22 IN A SOUTHERLY DIRECTION 175 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 71.5 FEET TO A POINT BEING THE COMMON CORNER OF LOTS 20 AND 21; THENCE ALONG THELINE BETWEEN SAID LOTS 20 AND 21 IN A NORTHERLY DIRECTION 175 FEET TO A POINT BEING THE COMMON CORNER BETWEEN LOTS 20 AND 21 ON THE SOUTHERLY MARGIN OFCAMDEN DRIVE;

THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF CAMDEN DRIVE 71.5 FEET TO THE COMMON CORNER OF LOTS 21 AND 22 TO THE POINT OF BEGINNING.

Being the same property **conveyed to HAROLD E. WEAKLEY and WILLIE ANN WEAKLEY, husband and wife**, by Warranty Deed from **WILLIE ANN WEEKLY AND LARRY WEAKLEY** of record as Instrument number 20060626-0075689 in the Register's Office for Davidson County, Tennessee. The said Harold E. Weakley died on July 25, 1990, survived by his wife Willie Ann Weakley. Willie Ann Weakley subsequently died on January 11, 2017, unmarried, survived by three of her four children, being Larry Weakley, Michael Weakley, and Terry Weakley. Her fourth child, Melissa Ann Weakley, predeceased her on April 6, 2011 survived by her issue Alyssa O'Byrne and Patrick O'Byrne.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 517 Camden Drive, Nashville, TN 37211.

WITNESS my hand this 29 day of September 2023.

Patrick O'Byrne

Patrick O'Byrne

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Patrick O'Byrne, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, 29 day of September 2023

Robin S. Edwards

Notary Public

My Commission Expires: 5/28/2027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135