THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Mark Warren Onan, Trustee
Marcia Anne Onan, Trustee
109 Woodfield Court
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
172-12-0A-111.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2023.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark W. Onan and Marcia Onan, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Mark Warren Onan and Marcia Anne Onan, Trustees of the Mark Warren Onan and Marcia Anne Onan Living Trust dated September 27, 2023, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 109 Woodfield Court, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of September, 2023.

Mark W. Onan

Marcia Onan

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1078898
12/06/2023 08:52:22 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231206-0094165

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark W. Onan and Marcia Onan**, the Grantor, 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 27th day of September, 2023.

My commission expires: 12/30/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being Lot No. 350 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, Page 6 and amended in Book 7900, Pages 387 and 388, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to the Plan, with owner's Certificate of record in Plat Book 79, Page 6 and amended in Book 7900, pages 387 and 388, said Register's Office, which Plan shows a 20 foot minimum building setback line from Woodfield Court, together with additional setback designations and 10 foot easement for public utility and drainage purposes along the Southeasterly line(s) together with an 8 inch sewer line; a 2.5 x 25 foot public utility anchor easement located on the Southwesterly front corner of said Lot. The Declaration of Covenants, Conditions, and Restrictions of record in Book 8069, Page 170, Book 8634, Page 799, Book 8071, page 531, said Register's Office which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Being the same property conveyed to Mark W. Onan and Marcia Onan, Husband and Wife, as Tenancy by Entireties by Quitclaim Deed from Mark W. Onan and Marcia Onan, also known as Marcy Onan, Husband and Wife, dated August 11, 2016, of record in Instrument No. 20161019-0110567, said Register's Office for Davidson County, Tennessee.

MWO MAO