prepared by
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	
Michael W. O'Neill	owner	Map 041-15-0A
1019 Millwood Lane		Parcel 012.00CO
Ashland City, TN 37015		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Bellshire Terrace Condominiums Homeowners Association, West Wood Communities, Inc. and Michael W. O'Neill**, the **Grantors** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Michael W. O'Neill**, the **Grantee** herein, his heirs and assigns, all of our rights title and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1303 on the plan of Homes at 1301 and 1303 Ewing Creek Drive, as shown on "EXHIBIT B" of the Declaration of Covenants, Conditions and Restrictions for HOMES as 1301 and 1303 Ewing Creek Drive, recorded as Instrument number 20240401-0022349, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in Michael W. O'Neill by Special Warranty Deed of record as Instrument number 20001005-0098703. Also being the same property whereby an interest in the property was vested in Bellshire Terrace Condominiums Association by virtue of the Master Deed and By-Laws of record in Book 6877, pages 53 through 85, said Register's Office. Reference is also made to the Declaration of Covenants, Conditions and Restrictions for HOMES as 1301 and 1303 Ewing Creek Drive, recorded as Instrument number 20240401-0022349, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

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

(This is improved real property with a mailing address of 1303 Ewing Creek Drive; Nashville, TN 37207)

Karen Johnson Davidson County
Batch # 1117275 DEEDQC
04/02/2024 11:59:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240402-0022904

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19th day of March, 2024.

Bellshire Terrace Condominiums Homeowners Association

By: Howard Caughron, President

West Wood Communities, Inc.

By: Howard Caughron, President

Michael W. O'Neill

MAULICE R. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2027

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael W. O'Neill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of March. 2024.

Maulice R. Calhoun my commission expires: 7/7/27
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Howard Caughron,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **West Wood Communities, Inc.** the within named bargainor, and that he has executed the within instrument for the purposes stated therein by signing the name of the West Wood Communities, Inc. by himself as President.

Witness my hand and official seal this the 19 day of March, 2024.

Notary Public: _____ my commission expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Howard Caughron,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **Bellshire Terrace Condominiums Homeowners Association,** the within named bargainor, and that he have executed the within instrument for the purposes stated therein by signing the name of **Bellshire Terrace Condominiums Homeowners Association** as its President.

Witness my hand and official seal this the 19 day of, MARCH 2024.

_____ my Commission expires: 11-8-27
Notary Public

State of Tennessee)
Davidson County)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 19 day of MARCH, 2024.

_____ my commission expires: 11-8-27
NOTARY PUBLIC

DAVIDSON COUNTY, TENNESSEE JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC