Karen Johnson Davidson County
Batch# 1124196 DEEDQC
04/17/2024 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027493

QUITCLAIM DEED

FROM: Michael W. O'Neill

TO: Elizabeth L. Burrow

This instrument Was Prepared by:
Elizabeth A. Garrett
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth L. Burrow P.O. Box 431 Pleasant View, TN 37146	Elizabeth L. Burrow P.O. Box 431 Pleasant View, TN 37146	**071-07-0-034.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Michael W. O'Neill v. Elizabeth L. Burrow, Civil Action No. 17166, Chancery Court of Cheatham County, Tennessee** and that there was no other consideration given for the transfer.

Katie Price
Affiant

Sworn to and subscribed before me, this the 17th day of April, 2024.

Stephanie McCarty
Notary Public

My Commission Expires: 9-2-24

STEPHANIE B. McCARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Michael W. O'Neill v. Elizabeth L. Burrow, Civil Action No. 17166, Chancery Court, Tennessee**. Accordingly, **Michael W. O'Neill** does hereby quitclaim unto the said **Elizabeth L. Burrow**, his heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows: Being Lot No. 107 on the map of J.B. Haynie's Oriental Subdivision, as of record in Book 161, Page 26, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being all of the same property conveyed to Michael W. O'Neill, an unmarried person, from Bank One, National Association, as Trustee, by Special Warranty Deed of record in Instrument No. 20040329-0034732, Register's Office Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as: 206 Queen Ave, Nashville, TN 37207.

Witness my hand this 12th day of April, 2024.

Michael W. O'Neill

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Michael W. O'Neill, a Notary Public of said County and State, Michael W. O'Neill, 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 for the purposes therein contained.

Witness my hand and official seal at 1120 Dickerson Pike, Tennessee, this 12th day of April, 2024.

Maulice R. Calhoun
Notary Public

My Commission Expires: 7/7/27

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

Tennessee Certification of Electronic Document

I, Katie Pitts, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on April 12, 2024 (date of document).

Katie Pitts
Signature

4-17-2024
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 17th day of April, 2024.

Stephanie McCarty
Notary's Signature

My Commission Expires: 9-2-24

Notary's Seal

STEPHANIE B. McCARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024