Karen Johnson Davidson County
Batch# 1124198 DEEDQC
04/17/2024 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027495

# QUITCLAIM DEED

FROM: Elizabeth L. Burrow

TO: Michael W. O'Neill

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<br>P.O. Box 431<br>Pleasant View, TN 37146 | Elizabeth L. Burrow<br>P.O. Box 431<br>Pleasant View, TN 37146 | 72-13-322 |

## 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.

Affiant

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

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 of Cheatham County, 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:

> Land in Davidson County, Tennessee, being the eastern one-half of Lot No. 31 on the Plan of Sharp and Horn's Fourth Addition of Nashville, as shown on Plat of record in Plat Book 161, Page 172, in the register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Michael W. O'Neill from Albert Tassi and Joseph Tassi by Instrument No. 20030602-0074296, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as: 918 Douglas Ave, Nashville, TN.

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 1126 Dickerson, Tennessee, this 12th day of April, 2024.

Notary Public

My Commission Expires: 7/7/24

**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