Karen Johnson Davidson County
Batch# 1124203 DEEDQC
04/17/2024 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027504

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	071-16-0-252.00

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

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

My Commission Expires: 9-2-24

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 in the Chancery Court for 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 northerly 7 feet of the westerly 115 feet of Lot No. 260 and the westerly 115 feel of Lot No. 261, on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.
>
> Said part of Lots Nos. 260 and 261 front together 53.1 feet on the easterly side of North 7th Street and run back, with the southerly margin of Mile End Avenue (now known as Douglas Avenue) 115 feet to a dead line, measuring 54 feet, more or less, thereon.
>
> Being a portion of the property conveyed to Michael W. O'Neill, by Mildred W. Davis, married and Gloria W Luttrell, married by Warranty Deed of record as Instrument No. 20001208-0121097, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as: 1221 N. 7th Street, Nashville, TN 37207

The above description is the same as in the previous deed of record.

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 B. Calhoun
Notary Public

My Commission Expires: 7/7/27

MAULICE B 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