Karen Johnson
Batch # 1128890
04/30/2024 09:47:17 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240430-0031245

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY LIVING TRUST Dated February 22nd, 2024.
IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY
Trustees
3627 Doge Place
Nashville, Tennessee, 37204

SEND TAX BILL TO:
Same

MAP/PARCEL:
118 13 3E 002.00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY , a married couple, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as married persons, to the IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY LIVING TRUST Dated February 22nd, 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit 3627 Doge Place of Homes at Caldwell and Doge, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Caldwell and Doge, a Horizontal Property Regime, of record in Instrument Number 20200205-0013221 as amended in Instrument Number 20200420-0041092, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration and amendment; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being part of the same property conveyed to IAN P. O'LEARY (aka IAN PATRICK O'LEARY) and KELSEY O'LEARY (aka KELSEY SLOAN O'LEARY), HUSBAND AND WIFE, by Warranty Deed from White Pines Building Group, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20201222-0152122, Register's Office of Davidson County, Tennessee, dated December 22nd, 2020.
>
> The property is commonly known as 3627 Doge Place, Nashville, Tennessee, 37204.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to convey property from married persons to trust ownership where the married persons are the co-trustees.

I, the above listed grantor conveys my interest in the real property to the IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY LIVING TRUST Dated February 22nd, 2024.

IAN PATRICK O'LEARY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd day of February 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

***

I, the above listed grantor conveys my interest in the real property to the IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY LIVING TRUST Dated February 22nd, 2024.

KELSEY SLOAN O'LEARY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd day of February 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY LIVING TRUST Dated February 22nd, 2024.

IAN PATRICK O'LEARY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd day of February 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

***

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the IAN PATRICK O'LEARY AND KELSEY SLOAN O'LEARY LIVING TRUST Dated February 22nd, 2024.

KELSEY SLOAN O'LEARY

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd day of February 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.