Karen Johnson Davidson County
Batch# 1154234 DEEDQC
07/08/2024 08:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240708-0050542

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-0847	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 27 day of June 2024. *Notary Public* *My commission expires:* 01/23/28
Name and Address of New Owner: O'Connell Properties 1216 Coarsey Drive Nashville, TN 37217	
Send Tax Bills To: Owner	
Street Address of Subject Property: 1216 Coarsey Drive Nashville, TN, 37217	**Parcel ID:** 107-13-0-041.00

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MATT O'CONNELL**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **O'CONNELL PROPERTIES, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Miro Meadows, Second Addition of record in Plat Book 1424, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 327 fronts 75 ft. on the North side of Coarsey Drive and runs back between lines, 225.7 ft. on the West line and 213 ft. on the East line to a dead line in the rear on which it measures 78.9 ft.

Being the same property conveyed to Matt O'Connell by Warranty Deed from Tony Williams a sixty percent (60%) interest and Tammy Williams Robinson a forty percent (40%) interest as tenants in common of record in Instrument No. 20181204-0118054 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 04, 2018.

WITNESS my hand this 27 day of June, 2024.

MATT O'CONNELL

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MATT O'CONNELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 27 day of June, 2024.

NOTARY PUBLIC

My commission expires: 01/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 27, 2024.

Affiant Signature

June 27, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON