PREPARED BY (& return to):
IVEY TITLE, LLC
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (63528)

Karen Johnson Davidson County
Batch # 1164325 DEEDQC
07/30/2024 02:13:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240730-0057676

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Patrick O'Sullivan Emerson Smith O'Sullivan 3613 Meadow Drive Nashville, TN 37215	Wells Fargo Bank P.O. Box 51162 Los Angeles, CA 90051-5462

TAX MAP-PARCEL NUMBERS: 117-01-0-096.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entirety, the undersigned, **James Patrick O' Sullivan and Emerson Monteray Smith, husband and wife, as Grantors,** by these presents do hereby transfer, quitclaim and convey unto **James Patrick O' Sullivan and Emerson Monteray Smith, now known as Emerson Smith O'Sullivan, as husband and wife**, hereinafter called the **Grantees**, Grantees' heirs and assigns, all of Grantors' rights, titles and interests, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 25 and the easterly 45 feet of Lot No. 26 on the Map of Meadowlawn, of record in Book 974, page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of said Lots Nos. 25 and 26 adjoin and front together 75 feet on the southerly side of Central Drive (now Meadow Lane) and runs back between lines, 200.15 feet, more or less, on the easterly line of part of Lot No. 25 and 204.275 feet, more or less, on the westerly line of part of Lot No. 26, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to James Patrick O'Sullivan, a single person, and Emerson Monteray Smith, a single person, joint tenants with right of survivorship, by Warranty Deed from Barton Simmons and Hayley Simmons, husband and wife, dated March 22, 2024, and recorded on March 26, 2024 of record in Instrument No. 20240326-0021049, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 3616 Meadow Drive, Nashville, Tennessee 37215

WITNESS THE EXECUTION HEREOF on July 24, 2024.

James O'Sullivan

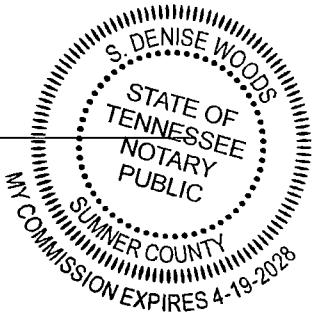
James Patrick O'Sullivan

Emerson Monteray Smith O'Sullivan

State of Tennessee
County of Davidson

On July 24, 2021, before me the undersigned authority, personally appeared **James Patrick O'Sullivan and Emerson Monteray Smith O'Sullivan** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

S. Denise Woods
Notary Public

My Commission Expires: 

State of Tennessee
County of Davidson

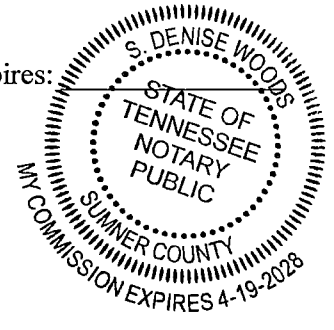
A F F I D A V I T

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0- .

Affiant

Sworn and subscribed before me on July 24, 2024.

S. Denise Woods
Notary Public

My Commission Expires: 

WIdoc: QC Deed QDoc