Karen Johnson
Batch # 1166221
08/05/2024 08:30:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240805-0059124

QUITCLAIM DEED

FROM: Spring Eisenzimmer O'Donnell

TO: Michael Conor O'Donnell

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Michael Conor O'Donnell 944 W. Eastland Avenue Nashville, TN 37206	New Owner	082-08-0 326.00

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, after being 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 in that certain case styled Spring Eisenzimmer O'Donnell v. Michael Conor O'Donnell, Docket No.: 2024-DV-65, General Sessions Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

Spring Eisenzimmer O'Donnell
AFFIANT

SWORN to and subscribed before me this 29th day of July, 2024.

L.R. DEMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10-4-27

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Spring Eisenzimmer O'Donnell v. Michael Conor O'Donnell, Docket No. 2024-DV-65, General Sessions Court for Wilson County, Tennessee, Spring Eisenzimmer O'Donnell has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Michael Conor O"Donnell, as grantee, his heirs, successors, and assigns, all of her 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 Lot No. 5 of Block G on the plan of Eastwood Addition, of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Michael Conor O'Donnell and Spring Eisenzimmer O'Donnell, husband and wife, by warranty deed from Jessica McKinney and Darryl N. McKinney, wife and husband, of record in Instrument No. 20181116-0113271, Register's Office for Davidson County, Tennessee.
>
> Subject to all Easements and Restrictions of record.

This is improved property known as 944 W. Eastland Ave., Nashville, Tennessee 37206.

WITNESS my hand this 29th day of July, 2024.

Spring Eisenzimmer O'Donnell

SPRING EISENZIMMER O'DONNELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, SPRING EISENZIMMER O'DONNELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 2024.

L. R. DEMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10-4-27

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.