This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 1180257 DEEDQC
09/11/2024 08:02:30 AM 5 pgs
Fees: $28.00 Taxes: $369.63
20240911-0069914

Return to: Kriss Law & Atlantic Closing & Escrow
15 Crawford Street, Needham Heights, MA, 02494

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Thomas O'Keeffe & Mary O'Keeffe	Thomas O'Keeffe & Mary O'Keeffe	091-09-0A-006-00
6040 Deal Avenue	6040 Deal Avenue	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ninty-nine thousand, nine hundred and 00/100 Dollars ($99,900.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, THOMAS O'KEEFFE, a single person, and EMILY ROSE O'KEEFFE, a single person, hereinafter referred to as "Grantor", whose mailing address is: 6040 Deal Avenue, Nashville, TN 37209, does hereby convey, transfer, remise, release, relinquish and quitclaim unto THOMAS O'KEEFFE, a single person, and MARY O'KEEFFE, a single person, as joint tenants with the right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 6040 Deal Avenue, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 6 of the Deal Avenue Planned Unit Development, of record in Plat Book 6200, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tax ID No.: 091-09-0A-006-00

Being the same property conveyed to Thomas O'Keeffe and Emily Rose O'Keeffe, by deed dated October 10, 2023, and recorded October 19, 2023, as Instrument No. 20231019-0081905, in the Office of the County Register of Deeds, in Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 6040 Deal Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of August, 2024.

THOMAS O'KEEFFE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that THOMAS O'KEEFFE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28 day of August, 2024.

Notary Public
My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/2/2026

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of August, 2024.

EMILY ROSE O'KEEFFE

STATE OF ~~TENNESSEE~~ NEBRASKA
COUNTY OF Douglas

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EMILY ROSE O'KEEFFE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28th day of August, 2024.

GENERAL NOTARY - State of Nebraska
HOLLY MARTINEZ SANCHEZ
My Comm. Exp. January 10, 2026

Notary Public
My Commission expires: January 10th 2026

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $99,900.00

THOMAS O'KEEFFE

MARY O'KEEFFE

Subscribed and sworn to before me this 28 day of August, 2024

Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

SUSIE J INGRAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Certificate of Authenticity

I, Scott D Kriss, 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 8/28/2024.

Date

Affiant Signature

9/4/2024
Date

State of Massachusetts
County of Norfolk

Sworn to and subscribed before me this 4th day of September, 2024.

Notary's Signature

My Commission Expires: 8/28/2026
Date

Notary's Seal (if on paper)

Liana L Arvay
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 28, 2026