Karen Johnson Davidson County
Batch# 1182355 DEEDQC
09/17/2024 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071763

NEW OWNER:

O'Bryant Family Revocable Trust
Scott O'Bryant & Julie O'Bryant, TEE
1917 Hawks Nest Dr
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map Parcel Numbers:
098-06-0A-243.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **SCOTT O'BRYANT and JULIE O'BRYANT, husband and wife**, hereinafter called the Grantors, have quitclaimed to **THE O'BRYANT FAMILY REVOCABLE TRUST dated September 5, 2024, Scott David O' Bryant and Julie Walter O'Bryant, as Co-Trustees**, hereinafter called the Grantee, all of their interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 217 on the Plan of Final Plat, Phase Two, Section D, Bridgewater, A Planned Unit Development, of record in PlatInstrument Number 20070419-0047123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott O'Bryant and Julie O'Bryant, by Warranty Deed from Neil William Wright, a single man, of record as Instrument 20190219-0014849, Register's Office for Davidson County, Tennessee and dated February 14, 2019.

Scott O'Bryant and Scott David O'Bryant being one and the same person.

Julie O'Bryant and Julie Walter O'Bryant being one and the same person.

This is improved property known as **1917 Hawks Nest Drive, Hermitage, TN 37076.**

WITNESS SIGNATURE(S) this 5th day of September, 2024.

SCOTT O'BRYANT

JULIE O'BRYANT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SCOTT O'BRYANT and JULIE O'BRYANT,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of September, 2024.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 5th day of September, 2024.

Notary Public

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/5/24.

Date

Celia Stewart Rouse

Affiant Signature

9/5/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of September, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

