This Instrument
Prepared By:

Norman D. Rollins
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

Map | Parcel # 108020000300

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 30 day of January 2024, by Grantors, John J. O'Connor, Trustee and The Edna J. O'Connor Trustee of the John J. O'Connor Revocable Living Trust and The Edna J. O'Connor Revocable Living Trust, to Grantee, Timothy P. O'Connor.

Witnesseth:

That Grantors have this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, all of Grantors' right, title, and interest to a certain tract or parcel of land situated in the Davidson County, Tennessee, described as Lot No. 30 on the Plat of Malvin Heights, Subdivision of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee ("RODDC").

Lot No. 30 fronts 45 feet to the northerly side of Shauna Court and runs back 182.5 feet on the easterly line and 149 feet on the westerly line to a dead-line m the rear and measures 180 feet thereon.

Being the same property conveyed John J. O'Connor, Trustee and The Edna J. O'Connor Trustee of the John J. O'Connor Revocable Living Trust and The Edna J. O'Connor Revocable Living Trust of record in Instrument number 20040923-0115044, RODDCN.

This conveyance is subject to all matters as shown of record in the RODDTN.

This is improved property known as: 2806 Shauna Court.

In Witness Whereof, Grantors have executed this Deed as of the date and date first above written.

The John J. O'Connor Revocable Living Trust

John J. O'Connor Trustee
John J. O'Connor, Trustee

Karen Johnson Davidson County
Batch # 1185377 DEEDQC
09/24/2024 01:23:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20240924-0074058

The Edna J. O'Connor Revocable Living Trust

Edna J. O'Connor Trustee
Enda J. O'Connor, Trustee

THE PREPARER HAS PREPARED THIS DEED ON THE BASIS OF THE PRIOR DEED WITHOUT THERE BEING A TITLE SEARCH AND MAKES NO WARRANTY OF TITLE

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John J. O'Connor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Trustee of The John J. O'Connor Revocable Living Trust, the within-named bargainor, a Tennessee revocable trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The John J. O'Connor Revocable Living Trust, by himself as Trustee.

Witness my hand and seal this 30 day of January 2024.

Notary Public

My Commission Expires:
9/24/2027

SHANE BOLINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Edna J. O'Connor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the Trustee of The Edna J. O'Connor Revocable Living Trust, the within-named bargainor, a Tennessee revocable trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The Edna J. O'Connor Revocable Living Trust, by herself as Trustee.

Witness my hand and seal this 30 day of January 2024.

Notary Public

My Commission Expires:
9/24/2027

SHANE BOLINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and Address of Property Owner:
Timothy P. O'Connor
2535 Pennington Bend
Nashville, TN 37214

Person or Entity Responsible For Payment of Property Taxes:
Timothy P. O'Connor
2535 Pennington Bend
Nashville, TN 37214

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John J. O'Connor, Affiant

John J. O'Connor, Affiant

Sworn to and subscribed before me
this 30 day of January 2024.

SHANE BOLINGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 9/26/2027