QUIT CLAIM DEED

Karen Johnson
Batch # 1203546
11/13/2024 09:54:31 AM
Fees: $12.00 Taxes: $0.00
20241113-0088223

Davidson County
DEEDQC
2 pgs

M BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

STATE OF Tennessee
COUNTY OF Bradley

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-22-25
(AFFIX SEAL)

INSTRUMENT WAS PREPARED BY and RETURN TO:
Solutions Title, PLLC, 3855 N. Ocoee Street, Suite 400, Cleveland, TN 37312

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Seil and Bernadette Oconnor	**IServe Residential Lending LLC**	**148-14-0-028.00**
(NAME)	(NAME)	
4893 Packard Drive	**10815 Rancho Bernardo Road, Suite 230**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Diego, CA 92127-2189**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Walter A. Seul and Bernadette O'connor aka Bernadette Oconnor husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter A. Seul and Bernadette Oconnor, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 30 on the Plan of Blanchard Heights of record in Plat Book 2663, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter A. Seul, unmarried by Warranty Deed from Dawna L. Pool Parsley and husband, George T. Parsley, a married woman, of record in Book 9808, page 854, Register's Office for Davidson County, Tennessee, dated September 22, 1995 and recorded on September 28, 1995.

Being the same property conveyed to Walter A. Seul and Bernadette O'connor, husband and wife by Warranty Deed from Walter A. Seul, a married man who acquired title as an unmarried man of record in Instrument No. 20180612-0056098 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 12, 2018.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 62, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 2795, Page 99, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6280, Page 151, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4893 Packard Drive Nashville TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6 day of Nov., 2024.

Walter A. Seul

Walter A. Seul

Bernadette O'Connor

Bernadette O'connor

Aka Bett Oconnor

Aka Bernadette Oconnor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Dionne Carver, Notary Public of the state and county mentioned personally appeared, **Walter A. Seul and Bernadette O'connor aka Bernadette Oconnor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 06th day of November, 2024.

Notary Public

My Commission Expires: 12/21/2024

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON