Karen Johnson Davidson County
Batch# 1216612 DEEDQC
12/16/2024 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097437

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Ann Gaffney, Trustee 5508 Oakmont Circle Nashville, TN 37209	Same	103-07-8

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY ANN GAFFNEY (the "Grantor"), hereby quitclaim and convey to MARY ANN GAFFNEY, TRUSTEE OF THE MARY ANN GAFFNEY REVOCABLE TRUST DATED Dec. 12, 2024, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 46 and all of Lot No. 47 on the Plan of Richland Meadows Subdivision, Section I, of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Oakmont Circle at the southeast corner of Lot No. 48 on said plan; thence with the northerly margin of said Circle, eastwardly 62.8 feet to a point, 2.8 feet easterly from the common corner of Lots No. 46 and 47; thence northwardly 152 feet to the northwest corner of said Lot No. 46; thence north 85 deg. 43' west 50 feet to the northeast corner of said Lot No. 48; thence with the line between said Lots No. 47 and 48, southwardly 148 feet to the beginning.

Being the same property conveyed by deed of record as Instrument No. 20021008-0122303, Register's Office for Davidson County, Tennessee.

This is improved property known as 5508 Oakmont Circle, Nashville, Tennessee.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 12 day of Dec, 2024.

Mary Ann Gaffney
MARY ANN GAFFNEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mary Ann Gaffney, 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, as of this 12 day of December, 2024.

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 12 day of December, 2024.

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

37006486.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 12, 2024 (date of document).

Affiant Signature

12/16/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

