Karen Johnson Davidson County
Batch# 1226608 DEEDQC
01/15/2025 01:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250115-0003237

This Instrument
Prepared By:

Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn O'Reilly as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022, Elizabeth Murray Collins, Officer of Carter Avenue Residences II Homeowners' Association, Inc., Jessica Fuller-Murphy, Officer of Carter Avenue Residences II Homeowners' Association, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer all of their interest and convey **Carolyn O'Reilly as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Tract 1: Being a certain tract or parcel of land and lying and being in the Sixth (6th) Council District of Davidson County, Tennessee and being more particularly described as follows: Beginning at a 5/8-inch rebar set in the north right-of-way of Carter Avenue, being located South 82°20'02" East a distance of 619.93 feet from a concrete monument found at the northeast intersection of Campbell Street and Carter Avenue, said point being the southwest corner of Gregory Heights right-of-way dedication (Book 3842, Page 127) and the southeast corner of the property described herein; thence running with Carter Avenue North 82°45'31" West for a distance of 88.00 feet to a 5/8-inch rebar set, said point being the southwest corner of the property described herein; thence leaving said right-of-way and running North 07°59'00" East for a distance of 467.67 feet to a 5/8-inch rebar set in the creek in the south line of McKennell Drive Residences (Instrument 20200127-0009593), said point being the northwest corner of the property described herein; thence running with McKennell Drive Residences South 79°06'19" East passing a 1/2-inch rebar found at 19.60 feet for a total distance of 88.00 feet to a 1/2-inch rebar found in the west line of Lot 2 Second Revision Resubdivision Lot 2 Gregory Heights, Section 3 (Instrument 20211025-0143319), said point being the southeast corner of McKennell Drive Residences and the northeast corner of the property described herein; thence leaving McKennell Drive Residences and running with Lot 2 Second Revision South 08°04'57" West for a distance of 34.59 feet to a concrete monument found, said point being the southwest corner of Lot 2 Second Revision and the northwest corner of Gregory Heights, Section 2 (Book 4300, Page 178); thence leaving Lot 2 Second Revision and running with the west line of Gregory Heights, Section 2 South 07°57'40" West for a distance of 307.45 feet to a concrete monument found, said point being the southwest corner of Gregory Heights, Section 2 and the northwest corner Gregory Heights (Book 3842, Page 127); thence leaving Gregory Heights, Section 2 and running with the west line of Gregory Heights South 07°57'40" West for a distance of 120.02 feet to the point of beginning and containing **0.938 Acres** by survey. Actual field survey performed by Ronald G. Taylor, TN RLS #2123, JP Yard, LLC, Franklin, Tennessee, on October 18, 2023.

Being the same property as conveyed to Carolyn O'Reilly as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022 in Instrument No. 20221011-0111331 in the Davidson County Register's Office, Nashville, Tennessee which is the previous and last conveyance.

Tract 2: Being a certain tract or parcel of land and lying and being in the Sixth (6th) Council District of Davidson County, Tennessee and being more particularly described as follows: Beginning at a 5/8-inch rebar set in the north right-of-way of Carter Avenue, said point being located South 82°15'50" East a distance of 531.93 feet from a concrete monument found at the northeast intersection of Campbell Street and Carter Avenue, said point being the southwest corner of Carolyn O'Reilly (Instrument 20221011-0111331) and the southeast corner of the property described herein; thence leaving O'Reilly and running with said right-of-way North 82°45'31" West for a distance of 8.00 feet to a 5/8-inch rebar set, said point being the southwest corner of the property described herein; thence leaving said right-of-way North 08°57'47" East for a distance of 467.85 feet to a 5/8-inch rebar set in the south line of McKennell Drive Residences (Instrument 20200127-0009593), said point being the northeast corner of Carolyn O'Reilly (Instrument 20221011-0111331) and the northernmost corner of the property described herein; thence leaving

McKennell Drive Residences and running with the west line of O'Reilly South 07°59'00" West for a distance of 467.67 feet to the point of beginning and containing **0.043 Acres** by survey. Actual field survey performed by Ronald G. Taylor, TN RLS #2123, JP Yard, LLC, Franklin, Tennessee, on October 18, 2023.

Being a portion of excess property, triangular in shape, mathematically proven not to belong the Gregory Heights (Book 3842, Page 127) or any of the properties running west to Campbell Street.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 10th day of May, 2024.

Carolyn O'Reilly as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022

Elizabeth Murray Collins, Officer of Carter Avenue Residences II Homeowners' Association, Inc.

Jessica Fuller-Murphy, Officer of Carter Avenue Residences II Homeowners' Association, Inc.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Carolyn O'Reilly, in her capacity as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing her name hereto in said capacity.

Witness my hand and seal this 10th day of May, 2024.

Notary Public

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2026

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Elizabeth Murrey Collins, in her capacity as Officer of Carter Avenue Residences II Homeowners' Association, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing her name hereto in said capacity.

Witness my hand and seal this _____ day of May, 2024.

Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Jessica Murphy-Fuller, in her capacity as Officer of Carter Avenue Residences II Homeowners' Association, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing her name hereto in said capacity.

Witness my hand and seal this _____ day of May, 2024.

Notary Public

My Commission Expires: _____

McKennell Drive Residences and running with the west line of O'Reilly South 07°59'00" West for a distance of 467.67 feet to the point of beginning and containing **0.043 Acres** by survey. Actual field survey performed by Ronald G. Taylor, TN RLS #2123, JP Yard, LLC, Franklin, Tennessee, on October 18, 2023.

Being a portion of excess property, triangular in shape, mathematically proven not to belong the Gregory Heights (Book 3842, Page 127) or any of the properties running west to Campbell Street.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 13th day of ~~October, 2024.~~ January, 2025

Carolyn O'Reilly as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022

Elizabeth Murray Collins, Officer of Carter Avenue Residences II Homeowners' Association, Inc.

Jessica Fuller-Murphy, Officer of Carter Avenue Residences II Homeowners' Association, Inc.

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Carolyn O'Reilly, in her capacity as Trustee of the Carolyn O'Reilly Living Trust dated September 2, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing her name hereto in said capacity.

Witness my hand and seal this _____ day of October, 2024.

Notary Public

My Commission Expires: _____

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Elizabeth Murrey Collins, in her capacity as Officer of Carter Avenue Residences II Homeowners' Association, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing her name hereto in said capacity.

Witness my hand and seal this 13th day of ~~October, 2024.~~ January 2025

Notary Public

My Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Jessica ~~Murphy-Fuller~~ Fuller-Murphy, in her capacity as Officer of Carter Avenue Residences II Homeowners' Association, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing her name hereto in said capacity.

DH

Witness my hand and seal this 29th day of October, 2024.

Notary Public

My Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Carolyn O'Reilly Living Trust 2311 Carter Avenue Nashville, TN 37206	Same	Davidson County: 08304009900

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 Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 16th day of ~~October, 2024.~~ January, 2025. (AS)

Notary Public

My Commission Expires:

May 8, 2028



BOUNDARY SURVEY

CAROLYN O'REILLY LIVING TRUST
2311 CARTER AVENUE
NASHVILLE, TENNESSEE 37206
SIXTH (6th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE
R10 ZONING

PARCEL ID: 083040J00900
SALE INSTRUMENT: 20221011-0111331
TRACT 1 AREA = 0.039± AC (DEEDED)
TRACT 2 AREA = 0.043± AC (DEED)
TOTAL AREA = 0.081± AC

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

SURVEY FIELDWORK WAS COMPLETED ON 10/18/2023

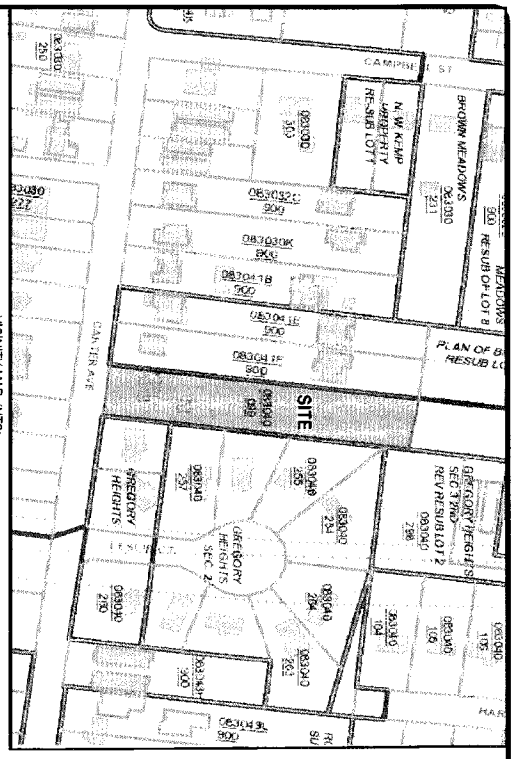
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

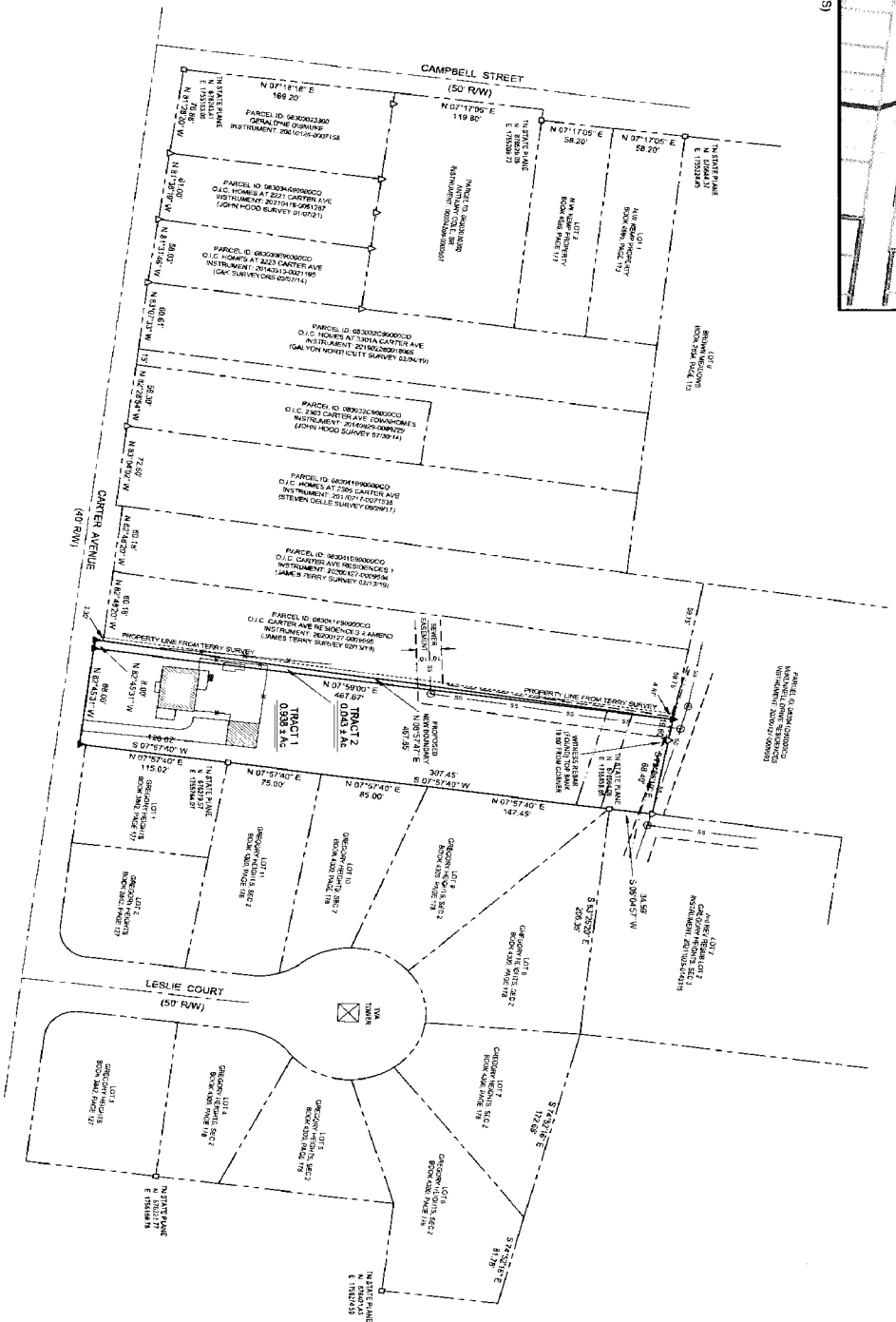
LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE RECORDED USING STRETTA PRECISION RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.09' AND A VERTICAL PRECISION OF 0.10' RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS OBSERVATIONS AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).

RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2122
DATE: 12/13/2023

12/13/2023

VICINITY MAP (NTS)





LEGEND

PROPERTY LINE
ADJOINING PROPERTY LINE
CENTERLINE OF ASPHALT
MINIMUM BUILDING SETBACK LINE (MBSL)
PUBLIC UTILITY EASEMENT (PUE)
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
CONCRETE MONUMENT (FOUND)
REBAR (HOPED) (FOUND)
IRON ROD (SET)

SHEET	NUMBER
BOUNDARY SURVEY	1 of 1

JPY
jpyard.com

DRAWN BY: RT	CHECKED BY: RT	SCALE: 1"=50'
PROJECT #: 23033	DATE: 12/13/2023	

THIS DRAWING SHALL BE CONSIDERED PRELIMINARY IN NATURE AND IN NO WAY, FINAL OR COMPLETE, UNLESS THE SEAL OF THE ENGINEER OR SURVEYOR OF RECORD IS AFFIXED HERETO.

12/13/2023

REVISIONS		
NO.		

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CAROLYN O'REILLY LIVING TRUST
2311 CARTER AVENUE
NASHVILLE, TENNESSEE 37206
DAVIDSON COUNTY, TENNESSEE

202501150003237

Certificate of Authenticity

I, Andrew Suzore, 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 January 13, 2025.

Date

Affiant Signature

January 13, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027