This instrument was prepared by: James M. Judkins, Attorney-at-Law, 104 North Church Street, Murfreesboro, TN 37130

Property Tax Responsibility and Address of New Owner:

SHANNON O'LEARY
8014 Arbor Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1231312 DEEDQC
01/29/2025 11:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250129-0006858

MAP 128-14 Being part of PARCEL 134.00

JAY J. KLIMA

TO ***QUITCLAIM DEED***

SHANNON O'LEARY

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the consideration given in the Marital Dissolution Agreement in Rutherford County Chancery Court Case 24CV-1608, and other good and valuable consideration, the undersigned, has this day bargained and sold, and does hereby quitclaim and convey to SHANNON IRENE O'LEARY, her heirs and assigns, all of his separate and marital interest the following lands and attachments thereon situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Three, Harpeth Park, of record in Plat Book 4175, page 14, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 65 fronts 113.00 feet on the southwesterly margin of Arbor Drive and extends back 173.00 feet on the northwesterly line and 161.69 feet on the southwesterly line to a dead line in the rear, measuring 56.81 feet thereon.
>
> Being the same property conveyed to Jay J. Klima, by Andrew H. Givens by Warranty Deed of record located in Instrument no. 201308080083482, conveyed on August 2, 2013 and recorded on August 8, 2013 in Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

THIS parcel is subject to all encumbrances, easements and/or restrictions, either recorded or by prescription, setback lines, zoning regulations, etc. that a complete title search or otherwise may reveal.

IN WITNESS WHEREOF, the grantor has executed this instrument on this the ___ 27 day of Jan, 2024.

JAY J. KLIMA, GRANTOR

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, JAY J. KLIMA, the within named barganor whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 27th day of January ~~2024~~ 2025 VC

Vanessa Cortner
NOTARY PUBLIC

My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CONSIDERATION AFFIDAVIT

STATE OF ~~TENNESSEE~~ & VIRGINIA
COUNTY OF LOUDOUN

The actual consideration for this transfer is $0.00.

AFFIANT -GEORGIO

SWORN TO and subscribed before me in LOUDOUN, ~~Tennessee~~ VIRGINIA &, on this the 27th day of JANUARY, ~~2024~~ 2025.

Kevin Alvis Montano
NOTARY PUBLIC

My commission expires: 07/31/2025

Kevin Alvis Montano
NOTARY PUBLIC
REG. # 7922557
MY COMMISSION EXPIRES
07/31/2025
COMMONWEALTH OF VIRGINIA

Failure to properly record this instrument could seriously jeopardize your ownership rights.

True Copy Certification

I, Marcus Burgess, 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 27, 2025 (date of document).

Marcus Burgess

Affiant Signature –

Marcus Burgess

DATE: January 29, 2025

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 29th day of January, 2025.

CHIU-JU LAI
NOTARY PUBLIC
REGISTRATION # 336687
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2028

Notary's Signature

My Commission Expires: 10/31/2028

Notary' Seal (if on paper)