QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant Roger J. Rotoni

Subscribed and sworn to me on February 18th, 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1238219 DEEDQC
02/18/2025 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011958

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Bryan K. O'Connor & Anna M. Rotoni-O'Connor 208 Lucky Drive Nashville, TN 37211	Same as New Owner	181 00 0 304.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Roger J. Rotoni and wife, C. Anita Rotoni, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Bryan K. O'Connor and Anna M. Rotoni - O'Connor, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No 2 as shown on Final Plat of Rotoni Subdivision as recorded in Instrument No. 20241220-0099025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being a portion of the same property conveyed to Roger J. Rotoni and wife, C. Anita Rotoni by Warranty Deed from Susan F. Morton and husband, Larry P. Morton, of record in Instrument No. 20020213-0019048, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 18th February, 2025.

Roger Rotoni

Roger J. Rotoni

C. Anita Rotoni

C. Anita Rotoni

STATE OF TN

COUNTY OF Davidson

On Feb. 18th, 2025, before me personally appeared **Roger J. Rotoni**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 18th Feb., 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

STATE OF TN

COUNTY OF Davidson

On Feb. 18th, 2025, before me personally appeared **C. Anita Rotoni**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 18th Feb., 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on February 18th, 2025.

John Cobb Rochford

February 18th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on February 18th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025