Karen Johnson Davidson County
Batch# 1242938 DEEDQC
03/04/2025 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250304-0016334

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
O&S Properties, LLC 1309 Ordway Place Nashville, TN 37206	New owner	083-14-0-162.00 061-10-0-165.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Neal and Anna Neal, husband and wife,** by these presents do hereby quitclaim and convey unto, **O&S Properties, LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

See Exhibit A.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of January, 2025

Affiant

My commission expires: (Affix Seal) 3-3-25

Notary Public

ANGELA K BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of January, 2025.

Brian Neal

Anna Neal

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brian Neal and Anna Neal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2025.

Angela K Beasley
Notary Public

My Commission Expires: 3-3-25

ANGELA K. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property 1: (083-14-0-162.00)

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of the subdivision of Priest Home Place, as of record in Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 69 feet on the southerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the westerly margin of South 20th Street 160 feet to an alley.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by Quitclaim Deed from O & S Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200814-0091105, Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.

This is improved property also known as 1916 Russell Street, Nashville, TN 37206.

Property 2: (061-10-0-165.00)

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 10 on the map of Maplewood Manor, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 67,6 feet on the Southerly side of Curdwood Avenue, formerly

Maplewood Blvd., and extends back 220 feet 3 inches on the Westerly linc and 219.9 feet, more or less, on the Easterly line to a dead line, measuring 47.3 feet thereon.

Being the same property conveyed to O & S Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from, Brian Neal and Anna Neal, husband and wife, of record in Instrument No. 20161128-0124744, Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 28, 2016.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by Quitclaim Deed from O & S Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200814-0091105, Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.

This is improved property also known as 902 Curdwood Boulevard, Nashville, TN 37216.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Januarv 24. 2025.

Affiant Signature

4th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028