Karen Johnson Davidson County
Batch# 1246280 DEEDQC
03/14/2025 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018940

This Form furnished by:
ATTORNEY ETHAN R. PAGE

FROM:
KELLY LYNN GORMAN OAKLEY

TO:
BARRY N. OAKLEY

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Barry N. Oakley 224 Craigmeade Drive Nashville, TN 37214	SAME	Map 73-11 Parcel 115 and 116

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 20D85.**

Kelly Lynn Gorman Oakley
KELLY LYNN GORMAN OAKLEY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th, DAY OF October, 2023.

Ethan R. Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-2025.
(AFFIX SEAL)

ETHAN ROGERS PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

This Instrument Prepared By:

ETHAN R. PAGE, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
e.page@midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **KELLY LYNN GORMAN OAKLEY**, do hereby quitclaim to **BARRY N. OAKLEY**, all my interest, if any, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Parcel "A" and "B" on the Plan of Sunset View Subdivision, Section 8, as of record in Book 3842, page 28, Register's Office for said County, and being a subdivision of Reserved Parcels A, B, & C, of Section 7, Sunset View as of record in Book 2900, page 109 Register's Office for Davidson County, Tennessee.

PARCEL A: Said Parcel "A" fronts 220.76 feet on the westerly side of Ridgeland Drive, and runs back 180.0 feet on the northerly side and 462.5 feet on the northerly side that runs along the south line of Lot No. 613, and runs back 382.87 feet on the southerly side to a line in the rear on which it measures 85.83 feet thereon.

PARCEL B: Said Parcel "B" fronts 176.8 feet on the easterly side of Ridgeland Drive, and runs back 149.60 feet on the north side, and 230.31 feet on the south side to a line in the rear on which it measures 21.65 feet thereon.

Being the same property conveyed to Barry Neal Oakley, individually, by Quitclaim Deed from Nola Jane Oakley, surviving spouse of Billy Neal Oakley on February 28, 2001 in Instrument Number 20010302-0019691 recorded on March 2, 2001 in the Register's Office for Davidson County, Tennessee.

This is improved real property, known as: **0 Ridgeland Drive, Nashville, TN 37214**

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of October, 2023.

Kelly Lynn Gorman Oakley

KELLY LYNN GORMAN OAKLEY

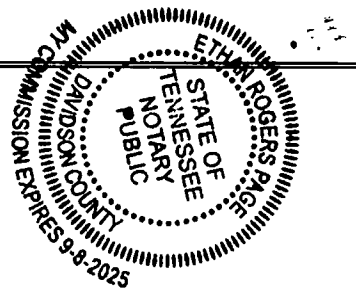
STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Ethan R. Page, a Notary Public in and for said County and State, the within named, **KELLY LYNN GORMAN OAKLEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 25th day of October, 2023.

Ethan R. Page
NOTARY PUBLIC

My Commission Expires: 9-8-2025
DATE



Certificate of Authenticity

I, Ethan R. Page, 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 October 25, 2023.

Date

Ethan R. Page

Affiant Signature

3/12/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2025.

Notary's Signature

My Commission Expires: 11-08-2028

Date

Notary's Seal (if on paper)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028