This Form furnished by:
ATTORNEY ETHAN R. PAGE

FROM:
KELLY LYNN GORMAN OAKLEY

TO:
BARRY N. OAKLEY

Karen Johnson Davidson County
Batch# 1246280 DEEDQC
03/14/2025 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250314-0018942

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Barry N. Oakley 224 Craigmeade Drive Nashville, TN 37214	SAME	Map-95-06 PARCEL 26 & 27

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 marital interest, if any, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Craigmeade Subdivision, Section II, of record in Book 3300, Page 13, Register's Office for said County, described as follows:

BEGINNING at a monument in the southwesterly corner of Craigmeade Drive, the same being a common corner of Lot No. 52 and a Tract marked "D.P. Wilson & Son, Reserved for future development"; thence with the margin of the said Craigmeade Drive, Southeastwardly 92.02 feet to a monument; thence continuing with said margin of said Drive, 33.91 feet to a monument; thence to the right around a curve, 38.30 feet to a monument; thence with a curve having a radius of 2914.79 feet, 196 feet to a monuments; thence North 72 degrees 10 minutes 12 seconds West, 180 feet to a monument; thence North 17 degrees 50 minutes East, 78.99 feet to a monument; thence curving to the right, 150.22 feet to a monument; thence North 42 degrees 24 minutes East, 23.06 feet to a monument in the southwesterly side of Craigmeade Drive, being the point of beginning.

Tract 2:

Being a Tract of Parcel of land marked *E.P. Wilson & Son, Reserved for future development', and shown on the Plan of Craigmeade Subdivision, Section II, of record In Book 3300, Page 13, Register's Office for said County, and described according to a Plot Plan, by Barge-Waggoner, and Sumner, Inc., Engineers, dated January 10, 1962, as follows:

BEGINNING at a monument In the westerly side of Craigmeade Drive at the corner of said Tract and Lot No. 51 In said Subdivision; thence South 44 degrees West, 13.76 feet to a monument; thence to the left around the curve with the margin of Craigmeade Drive, 233.12 feet to monument, the corner of Lot No. 52; thence South 42 degrees 24 minutes West, 23.06 feet to a monument; thence around a slight curve to the left, 150.22 feet to a monument; thence South 17 degrees 50 minutes West 78.99 feet to a monument; thence South 36 degrees 57 minutes West, 215 feet to a monument; thence South 13 degrees 35 minutes West, 332.43 feet to a monument; thence South 84 degrees 59 minutes East, 82.06 feet to a point; thence South 25 degrees 34 minutes West 316.9 feet to a point; thence North 81 degrees 01 minutes West, 976 feet, more or less, to a point in the center of Mill Creek; thence with the meanders of the center of Mill Creek as follows: North 31 degrees 01 minutes East, 165 feet; North 52 degrees 01 minute East 165 feet; North 57 degrees 31 minutes East, 330 feet; North 66 degrees 31 minutes East 231 feet; North 62 degrees 31 minutes East 313.5 feet; North 49 degrees 31 minutes East, 99 feet; North 8 degrees 31 minutes East, 115.5 feet; North 29 degrees 29 minutes West 198 feet to a point;

North 47 degrees 59 minutes West, 114.2 feet to a point; thence with the margin of Lot No. 51, North 87 degrees 29 minutes East, 310.41 feet to the point of beginning

Being the same property conveyed to Barry N. Oakley by Warranty Deed from Joe W. Fowler on March 1, 1994 in Book 9261, Page 961 in the Register's Office for Davidson County, Tennessee.

This is improved real property, known as: **244 Craigmeade Drive, Nashville, TN 37214 and 0 Craigmeade 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

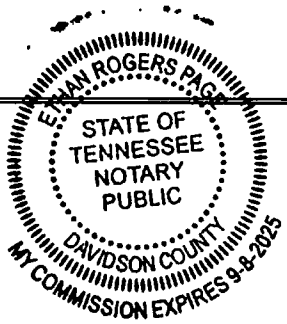
STATE OF TENNESSEE }
COUNTY OF Davidson }

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

3/12/15

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