Karen Johnson Davidson County
Batch# 1246280 DEEDQC
03/14/2025 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018944

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	095-09-0-004.00

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

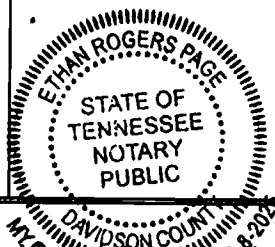
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th, DAY OF October, 2023.

Ethan R. Page
NOTARY PUBLIC

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

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 using 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:

Being Lot No. 2 on an unrecorded map of the H.B. Carver Land, located on the North side of Lebanon Road in the 3rd Civil District of Davidson County, Tennessee, according to survey of S.M. McMurray Survey Co., and described as follows:

Beginning at a stake in the North margin of the Lebanon Road, 200 feet East of the Southeasterly corner of the Bryan Property; thence North 37 deg. West 891.7 feet to a stake in the South line of the Merritt Land, said stake being 100 feet from the East line of the Merritt Land; thence with the South line of said Merritt Land, South 89 deg. East 340 feet to a stake; thence South 31 deg. East 668.7 feet to a stake in the South margin of the Lebanon Road; thence with the South margin of the Lebanon Road, West 200 feet to the place of beginning.

Being the same property conveyed to Barry Neal Oakley and Kelly L. Oakley, husband and wife, by Warranty Deed from Heirs of Ida Gertrude McIntire on January 21, 2000 in Instrument Number 20000203001 Recorded on February 3, 2000 in the Register's Office for Davidson County, Tennessee.

This is improved real property, known as: **1824 Lebanon Road, Nashville, TN 37210**

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