THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0360	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 21st day of March 2025. *Notary Public* *My commission expires:* 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner:
Shaun O'Connor
817 Oakwood Terrace Drive
Antioch, TN 37013

Send Tax Bills To:
Mutual Of Omaha Mortgage, Inc.
1 East 22nd Street, Suite 401
Lombard, IL 60148

Street Address of Subject Property:
817 Oakwood Terrace Dr.
Antioch, TN, 37013

Parcel ID:
148-08-0-069.00

Karen Johnson Davidson County
Batch# 1254838 DEEDQC
04/01/2025 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024681

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bryan K. O'Connor, Angela S. Camacho, Anthony S. Camacho,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Shaun P. O'Connor, an unmarried man,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County being Lot No. 65 on the Plan of Oakwood Terrace, recorded in Book 4400, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Edward D. O'Connor, single person by Warranty Deed from William David Chapman and wife, Brends E. Chapman of record in Book 4826, page 977, Register's Office for Davidson County, Tennessee, dated May 31, 1974 and recorded on June 20, 1974.

Being the same property conveyed to Robert L. Taylor, Trustee by Quitclaim Deed from Edward D. O'Connor and wife, Renee Darlyne O'Connor of record in Book 5393, Page 218, Register's Office for Davidson County, Tennessee, dated February 06, 1979, and recorded on February 07, 1979.

Being the same property conveyed to Edward D. O'Connor and wife, Renee Darlyne O'Conner, as tenants by the entirety, by Quitclaim Deed from Edward L. Taylor, Trustee, of record in Book 5393, Page 218, Register's Office for Davidson County, Tennessee, dated February 06, 1979, and recorded on February 07, 1979.

Said Edward D. O'Connor having deceased on or about October 2, 2009, vesting Renee Darlyne O'Connor as surviving tenant.

Being the same property conveyed to John T. Cook, Trustee by Quitclaim Deed from Renee Darlyne O'Connor, an unmarried woman, and Renee Darlyne O'Connor, an unremarried widow,

of record in Instrument No. 200910150095379, Register's Office for Davidson County, Tennessee, dated October 14, 2009, and recorded on October 15, 2009.

Being the same property conveyed to Renee Darlyne O'Connor, an unmarried woman, by Quitclaim Deed from John T. Cook, Trustee, of record in Instrument No. 200910150095379, Register's Office for Davidson County, Tennessee, dated October 14, 2009, and recorded on October 15, 2009.

Said Renee Darlyne O'Connor having deceased on or about December 29, 2023.

Being the same property conveyed to Bryan K. O'Connor, Shaun P. O'Connor, Angela S. Camacho and Anthony S. Camacho by Executor's Quitclaim Deed from Bryan K. O'Connor Executor for the Estate of Renee Darlyne O'Connor of record in Instrument No. 20241204-0094288 Register's Office for Davidson County, Tennessee, dated November 09, 2024 and recorded on December 04, 2024.

WITNESS my hand this 21st day of March, 2025.

Bryan K O'Connor by Anna M O'Connor Attorney in Fact
Grantor – Bryan K. O'Connor, by Anna M. O'Connor, Attorney in Fact

Angela S. Camacho
Grantor – Angela S. Camacho

Anthony S Camacho by Anna M O'Connor Attorney in Fact
Grantor – Anthony S. Camacho, by Anna M. O'Connor, Attorney in Fact

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Angela S. Camacho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of March, 2025.

Notary Public

My commission expires: 3-23-27
(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Anna M. O'Connor, Attorney-in-Fact for Bryan O'Connor and Anthony S. Camacho , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Bryan O'Connor and Anthony S. Camacho, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 21st day of March, 2025.

Notary Public

My Commission Expires: 3-23-27
(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

Subsequently recorded with Power of Attorney of record in Instrument Number 20250328-0023247 and Instrument Number 20250328-0023248, Register's Office for said County.

True Copy Certification

I, Yvette Meldrum, 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 March 21, 2025.

Affiant Signature _____

March 21, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of March 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

