Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Timothy P. O'Connor and Melissa Jean O'Connor 2535 Pennington Bend Road Nashville, TN 37214
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	062-00-0-003.00

Karen Johnson Davidson County
Batch# 1255824 DEEDQC
04/02/2025 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025195

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Timothy P. O'Connor and wife, Melissa Jean O'Connor** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Timothy P. O'Connor and wife, Melissa Jean O'Connor**, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Roger A. Steveson, et ux., Donna M. Steveson Subdivision of record in Plat Book 7900, page 521, a resubdivision of Lot No. 5 of The Robert Young's Farm (Large Lots), of record in Book 421, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of said property.

Being the same property conveyed to John J. O'Connor and wife, Edna J. O'Connor by Warranty Deed from Roger A. Steveson or Barbara A. Steveson, Trustee(s) of The Roger A. Steveson and Barbara A. Steveson Revocable Living Trust of record in Instrument No. 20161129-0125069, dated November 21, 2016, and recorded November 29, 2016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy P. O'Connor and wife, Melissa Jean O'Connor by Quitclaim Deed from John J. O'Connor and wife, Enda J. O'Connor of record in Instrument No. 20240924-0074059, dated January 30, 2024, and recorded September 24, 2024, Register's Office for Davidson County, Tennessee. Edna J. O'Connor is one and the same person as Enda J. O'Connor.

This Quitclaim Deed is being recorded to clarity the property description.

This property has a common address of 2535 Pennington Bend Road, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of March 2025.

Timothy P. O'Connor

Melissa Jean O'Connor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Timothy P. O'Connor and wife, Melissa Jean O'Connor** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of March 2025

Notary Public
My Commission Expires: 9/26/2027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $ZERO.

Affiant

Subscribed and sworn to before me this 31st day of March 2025

Notary Public
My Commission Expires 9/26/2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on March 31st, 2025 (date of document).

Signature

04/02/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of April 2025.

Notary Public
My Commission Expires:

