Karen Johnson Davidson County
Batch# 1257506 DEEDQC
04/08/2025 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026689

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Neighborhood Holdings, LLC 2129 Belcourt Ave, FL 2 Nashville, TN 37212	New Owner	082-08-0-104.00

This purpose of this deed is to convey the new survey legal description of the property and is the same property as conveyed in Instrument No. _202504080026688_____, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael W. O'Neill** by these presents does hereby quitclaim and convey unto **Neighborhood Holdings, LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on January 27, 2025.

BEGINNING at a found 1" iron pipe in the west right of way line of McFerrin Avenue (50' right of way per plat recorded at Book 6200, Page 694), being a common corner to a lot of Linda Buckley (Instrument #20010214-0014244; Plat: Book 974, Page 19, Lot 1), being approximately 125' north of the centerline intersection of N. 9th Street; thence leaving said right of way and with Buckley then with the lot of Micheal Walker (Instrument #20210408-0046670; Plat: Book 974, Page 19, Lot 3) N 81°40'31" W a distance of 203.00' to a set iron pin in the line of the lot of Karen Gafford and James Gafford (Instrument #20090320-0025148; Plat: Book 974, Page 19, Lot 4), a common corner to Walker; thence leaving said lot of Walker and with Gafford the following two (2) calls: 1) N 07°56'49" E a distance of 30.00' to a set iron pin; thence 2) N 82°03'11" W a distance of 12.22' to a found iron pin (5/8" capped, stamped "Elliott") in the line of Gafford, a common corner to the lot of Richmond Bend LLC (Instrument #202410070077468); thence leaving said lot of Gafford and with Richmond Bend LLC the following two (2) calls: 1) N 05°09'05" E a distance of 65.91' to a found iron pin (5/8" uncapped); thence 2) S 85°44'13" E a distance of 215.72' to a found iron pin (5/8" uncapped) in said right of way line of McFerrin Avenue, a common corner to Richmond Bend LLC; thence leaving said lot of Richmond Bend LLC and with said right of way line S 06°18'57" W a distance of 111.08' to the point of beginning, having an area of 21,860.1 square feet, or 0.50 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed to Grantee(s) by Warranty Deed recorded simultaneously herewith in Instrument #__202504080026688__, Register's Office for Said County.

Being also known as 928 McFerrin Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of April 2025.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April 2025.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 3rd day of April 2025.

Affiant

My commission expires: 1.24.29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 4, 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

