This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1309624 DEEDQC
08/13/2025 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250813-0064540

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rose Park Trust **627 Royal Oaks Place** **Nashville, TN 37205**	**130-03-0-057.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL G. O'KEEFE and CHANDRA T. O'KEEFE, HUSBAND AND WIFE** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **ROSE PARK TRUST U/T/A DATED AUGUST 7, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Resubdivision of Royal Oaks, Section "A", and of record in Plat Book 1424, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to MICHAEL G. O'KEEFE and CHANDRA T. O'KEEFE, HUSBAND AND WIFE, by deed from MARK ANDREW LARIMORE and NANCY SHERILYN FAIN LARIMORE, of record in Instrument Number 20160502-0043041 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 627 Royal Oaks Place, Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 7th day of August, 2025.

GRANTORS:

Michael O'Keefe

MICHAEL G. O'KEEFE

Chandra

CHANDRA T. O'KEEFE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MICHAEL G. O'KEEFE and CHANDRA T. O'KEEFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of AUGUST, 2025.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Michael O'Keefe

Affiant, Grantee's Agent

Subscribed and sworn to before me,
this 7th day of AUGUST, 2025.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/23/27

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 August 7, 2025 (date of document).

Affiant Signature

8-12-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2025.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY