Address New Owner:	Map-Parcel Numbers.	Send Tax Bills To:
Kevin James O'Neill II and Angela Marie-Sanicola O'Neill, Co-Trustees 3002 Belmont Boulevard Nashville, TN 37212	**117 08 0 317.00**	**SAME**
This instrument prepared by. Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Kevin O'Neill and Angela O'Neill, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Kevin James O'Neill II and Angela Marie-Sanicola O'Neill, Co-Trustees of the O'Neill Family Revocable Trust dated August 19, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **3002 Belmont Boulevard, Nashville, TN 37212**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 19th day of August, 2025

KATIE CESCRETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Karen Johnson Davidson County
Batch # 1313781 DEEDQC
08/25/2025 08 27 53 AM 3 pgs
Fees $17 00 Taxes $0 00

20250825-0067522

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 19th day of August, 2025.

KEVIN O'NEILL

ANGELA O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin O'Neill and Angela O'Neill**, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of August, 2025.

Notary Public

My Commission Expires.
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 163, as shown on the map entitled Resubdivision of Lots 162 & 163 of Victoria Place Subdivision, of record in Instrument No 20150605-0052972, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Instrument No. 20150605-0052972, said Register's Office

Easement Agreement of record in Instrument No. 20231002-0077122, said Register's Office

BEING the same property conveyed to Kevin O'Neill and Angela O'Neill, husband and wife (as tenants by the entirety) from Earl Lee, LLC, a Limited Liability Company, by warranty deed filed for record on September 24, 2024, Instrument Number 20240924-0073921, as of record in the Register's Office for Davidson County, Tennessee.