Karen Johnson Davidson County
Batch# 1315387 DEEDQC
08/27/2025 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250827-0068627

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2025.

Russell J. McCann STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2026 WILLIAMSON COUNTY

My Commission Expires: _____
Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Last Morning Trust	NEW OWNER	105-14-00-25.00
836 Glen Avenue		
Nashville, TN 37204		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Ryan O'Neill and Shaylee O'Neill**, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Last Morning Trust**, under agreement dated August 4, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 73 on the Plan of Waverly Land Company's Waverly Place called "Waverly Place", of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan O'Neill and Shaylee O'Neill, husband and wife, by Warranty Deed from Kenneth Watford, of record as Instrument Number, 20150915-0093448, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 8th day of August, 2025.

Ryan O'Neill

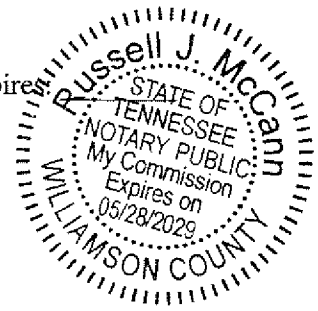
Shaylee O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan O'Neill and Shaylee O'Neill, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of August, 2025.

My Commission Expires:



Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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

8-26-25.

Date

Affiant Signature

8-26-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)