Subject Property:	**Map & Parcel: 172-5-A 7.00CO**	
Property Address:		
New Owner:	**Mary Lynn McClain**	**Send Tax Bill to:**
Address:	**5112 Grand Oak Way**	**Same address**
	Brentwood, TN 37027	

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in and for good and valuable consideration, I, **Thomas Wayne Oliver**, hereby quitclaim and convey to **Mary Lynn McClain, being one and the same as Mary Lynn Oliver,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Phase One, Oakmont Subdivision, of record in Plat Book 7900, page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Mary Lynn McClain, married by Warranty Deed from Joe Wood Posey and Wife Pauline Manging Posey of record in Instrument No. 20040603-0065196.

The said Mary Lynn McClain and Mary Lynn Oliver being one and the same.

This conveyance is subject to the taxes for the current year and subsequent years; any and all existing easements and restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This improved property is known as 5112 Grand Oak Way, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF I have hereunto set my hand this 22nd day of September, 2025.

Thomas Wayne Oliver
THOMAS WAYNE OLIVER

Karen Johnson Davidson County
Batch # 1325902 DEEDQC
09/23/2025 03:07:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250923-0076017

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Wayne Oliver,** within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of September, 2025.

NOTARY PUBLIC

03/09/2027
My Commission Expires

RAHUL MARUTI JAWALE State of Tennessee Notary Public Expires March 09, 2027 DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.

Thomas Wayne Oliver
Affiant

Sworn to and subscribed before me this 22 day of September, 2025.

NOTARY PUBLIC

03/09/2027
My commission expires

RAHUL MARUTI JAWALE State of Tennessee Notary Public Expires March 09, 2027 DAVIDSON COUNTY, TENNESSEE