Karen Johnson Davidson County
Batch# 1331708 DEEDQC
10/08/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080328




THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Affiant

Subscribed and sworn to before me, this 6 day of October, 2025.

Emily Montgomery
Notary Public

My commission expires: 5-8-2028

**THIS INSTRUMENT WAS PREPARED BY:**
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Ronnie Wallace O'Neal Sr. and Carolynnee O'Neal** | **New Owner(s)** | **164-00-0-160.00** |
| **12381 Old Hickory Blvd.** | **Same** | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **RONNIE WALLACE O'NEAL, married** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Ronnie Wallace O'Neal, Sr. and wife, Carolynnee O'Neal** herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in the Secondly, formerly the 3rd Civil District of Davidson County, Tennessee, and being a part of an original 156.53 acre tract conveyed to Lucinda Jane Williams by deed from G.K. Whitworth, C & M et al of record in Book 149, Page 231 of the Register's Office for said County. Said part of said tract containing 3 acres described according to a survey made by Blanchard and Parrish Surveyors September 18, 1937 as follows:

Beginning a stake and fence post in the southerly margin of Old Hickory Blvd., thence North 69 degrees east with the southerly margin of Old Hickory Blvd., 775 feet to a stake; thence south 21 degrees east 343 feet to a stake set in fence thence north 87 degrees west 846 feet to the beginning and any other road or right of way crossing said land.

Being the same property conveyed to Ronnie Wallace O'Neal by Quitclaim Deed dated 28th day of November, 2018 and recorded on the 6th day of December, 2018 in Instrument No. 20181206-0118981, in the Register's Office of Davidson County, Tennessee.

Oath is hereby made that Ronnie Wallace O'Neal and Ronnie Wallace O'Neal, Sr., is one and the same person.

This is **improved** property known as: 12381 Old Hickory Blvd., Antioch TN 37013

WITNESS my/our hand(s) this 6th day of October 2025.

**Ronnie Wallace O'Neal**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, **Ronnie Wallace O'Neal,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October 2025.

Notary Public

My Commission Expires: 5-8-2028

EMILY MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 10/6/2025 (date of document).

Jennifer Russell
Affiant Signature

10/8/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of ~~September~~ October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

