Karen Johnson
Batch # 1334859
10/16/2025 01:35:33 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251016-0082467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE O'CALLAGHAN FAMILY REVOCABLE LIVING TRUST	**SAME**	**155 08 0C 219.00CO**
(NAME) **6661 Autumnwood Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Daniel V. O'Callaghan and Chantelle L. O'Callaghan, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Daniel O'Callaghan and Chantelle O'Callaghan, Trustees of THE O'CALLAGHAN FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE O'CALLAGHAN FAMILY REVOCABLE LIVING TRUST, Dated** October 6th, **2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: Land in Davidson County, Tennessee being Lot No. 219 on the Plan of Poplar Creek, Phase II, of record in Book 6900, Pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed from Julie H. Loomis, Trustee to Holly Holzapfel McClure, as described in Instrument No. 20020819-0100148, Dated 8/19/2002, Recorded 8/19/2002 in DAVIDSON County Records.

Further being the same property conveyed to Federal Home Loan Mortgage Corp., from Substitute Trustee, J. PHILLIP JONES, by Substitute Trustee's Deed dated April 30, 2010, of record in Instrument No. 20100511-003626, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Daniel V. O'Callaghan and Chantelle L. O'Callaghan, Husband and Wife, from Federal Home Loan Mortgage Corp., by Special / Limited Warranty Deed dated December 1, 2010, of record in Instrument No. 2010128-0102700, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said previous conveyance included for reference.

The said Chantelle V. O'Callaghan and Chantelle O'Callaghan are one in the same person for purposes of this transaction. Further Daniel V. O'Callaghan and Daniel O'Callaghan are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **6661 Autumnwood Drive, Nashville, TN 37221.**

Witness our hands, this the 6th day of October, 2025.

Daniel V. O'Callaghan

Chantelle L. O'Callaghan

Chantelle L. O'Callaghan

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 **Daniel V. O'Callaghan** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 6th day of October, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

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 **Chantelle L. O'Callaghan** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 6th day of October, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public