QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

LB-QCD-25-916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES 03 20 28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michael Fogarty	**Same as New Owner**	
(NAME)	(NAME)	**071 12 0 209 00**
916 Oneida Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTY DURHAM AND SHERRY MILLIKEN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MICHAEL FOGARTY, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being Lot No 136 on the Ham of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County

Said Lot No 136 fronts 60 feet on the southerly side of Oneida Avenue and runs back between parallel lines 150 feet to a dead line

Being the same property conveyed to Michael Fogarty by Final Decree Confirming Sale, dated January 5th, 2024, filed under Docket No 23-0416-IV, in the Chancery Court for Davidson County, Tennessee, and of record in Instrument No 20240205-0008074, in the Register's office for Davidson County

Being the same property conveyed to Thomas Melvin Norris and wife, Margaret Christine Norris, by Warranty Deed from Tom W Mathis and wife, Edith M Mathis, of record in Book 2486, Page 571, and recorded in Book 2499, Page 543, Register's office for Davidson County

The said Warranty Deed was recorded for the purpose of correcting the grantee's name from Annie Margaret Norris to Margaret Christine Norris

The said Thomas Melvin Norris having since died on October 20th, 1993, leaving Margaret Christine Norris as the surviving tenant by the entirety

The said Margaret Christine Norris having since died on October 21st, 2024

Sherry Milliken and Christy Durham execute this Quitclaim Deed with the intent of conveying any interest they may possess as surviving children of Margaret Christine Norris

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as **916 Oneida Avenue, Nashville, Tennessee 37207**

Karen Johnson
Batch # 1340224
10/30/2025 10 33 42 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251030-0086415

Witness my/our hand(s) this the 28 day of October, 2025

Christy Durham

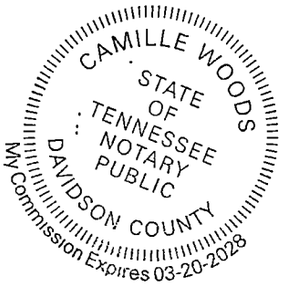
Sherry Milliken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTY DURHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28 day of October, 2025

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY MILLIKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28 day of October, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212