Karen Johnson Davidson County
Batch# 1356661 DEEDQC
12/11/2025 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098509

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Cynthia Nadine O'Riley Neely 446 Annex Avenue Nashville, TN 37209	NEW OWNERS	090-15-0-091.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert Dennis O'Riley and Steven Wayne O'Riley,** by these presents do hereby quitclaim and convey unto **Cynthia Nadine O'Riley Neely,** her heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1073 on the Plan of Charlotte Park, Section 15 of record in Plat Book 3300, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED in the above description but expressly EXCLUDED from this conveyance, the following:

Being the property conveyed to the Metropolitan Government of Nashville & Davidson County by Warranty Deed from Anna H. Dorris, of record in Instrument No. 20040408-0040239, dated January 9, 2004 and recorded April 8, 2024.

The property conveyed herein being part of the same property conveyed to Robert Eugene O'Riley and wife, Anna H. O'Riley by Warranty Deed from Hudson and Drive Construction Company of record in Book 3641, Page 269, Register's Office for Davidson County, Tennessee, dated October 3, 1963 and recorded on October 7, 1963.

Being part of the same property vested in Annie (Anna) Mai Horner O'Riley by Decree filed in the Circuit Court for Davidson County, Tennessee at Docket No. 44891 and being of record in Book 6266, Page 133, Register's Office for Davidson County, Tennessee, recorded on April 6, 1984.

Anna H. O'Riley, also known as Annie (Anna) Mai Horner O'Riley and Anna H. Dorris, died on or about July 30, 2025, leaving Robert Dennis O'Riley, Steven Wayne O'Riley, and Cynthia Nadine O'Riley as her heirs at law.

Commonly known as: 446 Annex Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 10th day of December 2025.

Affiant

My commission expires: 1-24-29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24 day of November 2025.

Robert Dennis O'Riley

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Robert Dennis O'Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 24 day of Nov 2025.

Notary Public

My Commission Expires:

NOELLE M. PARAMOURE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES
JANUARY 25, 2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of Dec. 2025.

Steven Wayne O'Riley

Steven Wayne O'Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Steven Wayne O'Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10 day of Dec 2025.

Notary Public

My Commission Expires: 11-28-2026

KEARA WOOD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-10-2025.

Affiant Signature

10th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

