****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1377365 DEEDQC
02/09/2026 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260209-0009291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me
this 5th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 6/27/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:

Thomas O'Keeffe
6040 Deal Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

Map/Parcel:
091-09-0A-006.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Mary O'Keeffe, a single person**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Thomas O'Keeffe, a single person,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 5 day of FEBRUARY, 2026.

Mary O'Keeffe

MARY O'KEEFFE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mary O'Keeffe, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of February, 2026.

My commission expires: 11/8/28

Lauren Woessner

Notary Public

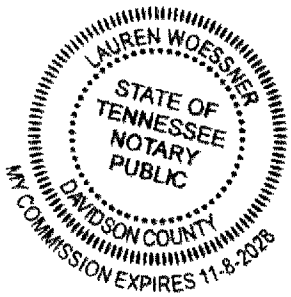


Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Unit 6 of the Deal Avenue Planned Unit Development of record in Book 6200, page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas O'Keeffe, a single person, and Mary O'Keeffe, a single person, as joint tenants with the right of survivorship, by quitclaim deed from Thomas O'Keeffe, a single person, and Emily Rose O'Keeffe, a single person, of record as Instrument No. 20240911-0069914, dated August 28, 2024, and recorded September 11, 2024, said Register's Office.

Being the same property conveyed to Thomas O'Keeffe and Emily Rose O'Keeffe, by warranty deed from Tracey B. Harbin and wife, Bethany L. Harbin, of record as Instrument No. 20231019-0081905, dated October 10, 2023, and recorded October 19, 2023, said Register's Office.

This is improved property also known as 6040 Deal Avenue, Nashville, TN 37209.

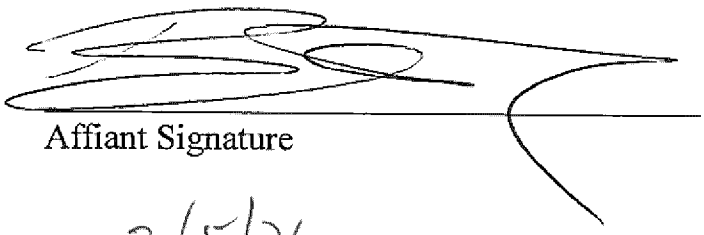
This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Certificate of Authenticity

I, Blake Reynolds, 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 2/5/26.

Date



Affiant Signature

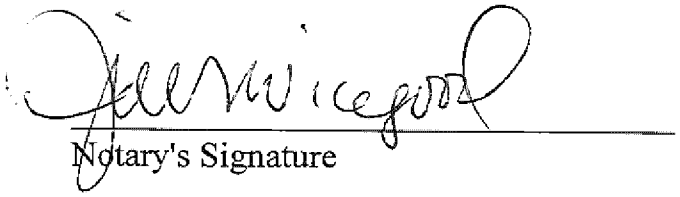
2/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of February, 2026.



Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper)

