Karen Johnson Davidson County
Batch# 1381818 DEEDQC
02/17/2026 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012400

**THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS.: |
|---|---|---|
| Thomas Joseph O'Connell, Jr. and Beatrice Ann O'Connell, Co-Trustees of The 2026 O'Connell Family Trust Agreement | SAME | 104 05 0 282.00 |
| 121 Bowling Ave. | | |
| Nashville, TN 37205 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **THOMAS JOSEPH O'CONNELL, JR. and wife, BEATRICE ANN O'CONNELL**, do hereby convey to **THOMAS JOSEPH O'CONNELL, JR. and BEATRICE ANN O'CONNELL, Co-Trustees of THE 2026 O'CONNELL FAMILY TRUST AGREEMENT DATED FEBRUARY 13, 2026**, all of our right, title and interest in the following described tracts or parcels of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 316, the southerly 10 feet of Lot No. 317, and the northerly 40 feet of Lot No. 315 on the Plan of Richland Realty Company's First Addition to Subdivision of record in Book 332, Page 174, Register's Office of said County.

Said Lot and parts of lots fron together 100 feet on the westerly side of Bowling Avenue and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Thomas Joseph O'Connell, Jr. and wife, Beatrice Ann O'Connell, from David S. Popkin and wife, Hae Yung Popkin, by Deed dated September 12, 1977, of record in Book 5196, Pages 552-553, in the Register's Office for Davidson County, Tennessee.

**This is improved property known as 121 Bowling Avenue, Nashville, TN 37205.**

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

**IN WITNESS WHEREOF**, we have hereunto set our hands on this the 13th day of February, 2026.

**THOMAS JOSEPH O'CONNELL, JR.**

**BEATRICE ANN O'CONNELL**

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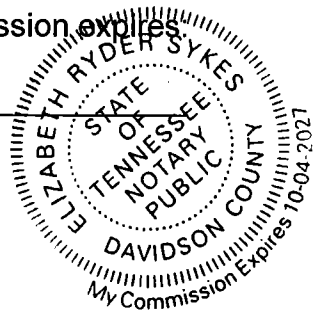
**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS JOSEPH O'CONNELL, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office in Brentwood, Tennessee, on this the 13th day of February, 2026.

**Notary Public**

My commission expires:



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**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEATRICE ANN O'CONNELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office in Brentwood, Tennessee, on this the 13th day of February, 2026.

Elizabeth Ryder Sykes
**Notary Public**

My commission expires:

_____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

The actual consideration or value of this transfer is $ - 0 - .

Beatrice A. O'Connell
**Affiant**

Sworn to and subscribed before me this
13th day of February, 2026.

Elizabeth Ryder Sykes
**Notary Public**

My commission expires:

_____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

## CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 February 13, 2026.

February 16, 2026
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 16th day of February, 2026.

Linda J. Williams
**Notary Public**

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026