This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson Davidson County
Batch # 1408163 DEEDQC
04/20/2026 08:44:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260420-0031893

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

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

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Bonny O'Neill, Trustee of the O'Neill Family Trust, dated April 16, 2026 7856 Heaton Way, Nashville, TN 37211	Bonny O'Neill, Trustee of the O'Neill Family Trust, dated April 16, 2026 8045 Bienville Drive, Apt. Y9, Nashville, TN 37211	173 09 0A 465.00

FOR NO MONETARY CONSIDERATION, I, **Kerry O'Neill, unmarried woman,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Bonny O'Neill, Trustee of the O'Neill Family Trust, dated April 16, 2026** situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 482 on the Plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lenox Village of record in Plat at Instrument No. 20050113-0004928, and corrected in Instrument No. 20050203-0012996, in the

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to **Kerry O'Neill, unmarried woman,** by **Allison Clair Hargis, an unmarried woman,** by Warranty Deed of record in Instrument No. 20211026-0143672, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property more commonly known as 7856 Heaton Way, Nashville, TN 37211.

Witness by my hand this 16th day of April, 2026

Kerry H. O'Neill

Kerry O'Neill

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 16th day of April, 2026, personally appeared before me, Kerry O'Neill, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

Bryson Eubanks

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY