QUITCLAIM DEED

Karen Johnson
Batch # 1411727
04/27/2026 11:37:56 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20260427-0036229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is for love and affection and is $0.00.
Subscribed and sworn to before me on this 23 day of April, 2026.

Affiant

Notary Public

My Commission Expires: 11/8/27

NEW OWNERS:
Ronda L. O'Brien
3009 Harlin Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Ronda L. O'Brien
3009 Harlin Drive
Nashville, TN 37211

MAP-PARCEL NUMBERS
Map 119-13
Parcel 012

This instrument prepared by Brenda R. Clark, Attorney, 1224 Second Avenue S., Suite 102, Nashville, TN 37210; brenda@brendaclarklaw.com.

For and in consideration of love and affection and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ronda L. O'Brien, hereinafter referred to as the grantor, have bargained and sold, and by these presents do transfer and convey unto Claudia A. Ellis and Laura H. Davis, as Joint Tenants with the Right of Survivorship, hereinafter referred to as the grantees, their heirs and assigns, reserving unto the Grantor a Life Estate in the Property for the duration of her life, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING A CERTAIN PARCEL OF LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of H. G. McNabb Subdivision, of record in Book 1130, Page 64, as revised in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed on March 19, 2002, to Ronda L. O'Brien of record in Instrument No. 20020319-0034005, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 1333, Page 387, said Register's Office; easements and setback lines as set forth on the above plan of record.

This is improved property is known as 3009 Harlin Drive, Nashville, Tennessee 37211.

Witness our hands this 23rd day of April, 2026.

RONDA L. O'BRIEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named RONDA L. O'BRIEN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 23rd day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 11/8/27