QUITCLAIM DEED

Karen Johnson
Batch # 1422095
05/19/2026 01:45:12 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260519-0045027

G-IMS-26-1624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barry O'Neill, an unmarried man	Interline Mortgage Services	
(NAME)	(NAME)	**071-02-0-022.00**
1624 Hampton Street,	3875 N. Sam Houston Pkwy #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY O'NEILL AND ELIZA ROSS O'NEILL, BOTH UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BARRY O'NEILL, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Map of E.C. Scruggs Avondale Plan, 1st Addition of record in Plat Book 161, Page 13, 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 Barry O'Neill and Eliza Ross O'Neill, Husband and Wife by Warranty Deed from Tara Bhika, Married of record in Instrument No. 20200527-0054679 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 27, 2020. The said Barry O'Neill and Eliza Ross O'Neill having since divorced. Final Decree of Divorce filed in the Chancery Court of Williamson County at Franklin, Tennessee as Docket No. 25CV-54553-H

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1624 Hampton Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6 day of May, 2026

Barry O'Neill

Eliza Ross O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY O'NEILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 of May, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZA ROSS O'NEILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 of May, 2026.

Notary Public
My Commission Expires: 11/05/29
(SEAL)

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212