QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1429300 DEEDQC
06/08/2026 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051279

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED THOUSAND DOLLARS AND 00/100 ($100,000.00).

Katherine O'Donniley, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF JUNE, 2026.

Notary Public State of Florida
Mia Ingram
My Commission HH 626310
Expires 1/6/2029

MY COMMISSION EXPIRES: 01/6/2029

(AFFIX SEAL)

This Instrument Prepared By:

Katherine O'Donniley
3225 S. MacDill Ave., Ste. 129-284
Tampa, FL 33629

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
NATHAN DAVID THOMAS (NAME)	**NATHAN DAVID THOMAS** (NAME)	**117 15 0A 083.00**
1900 Richard Jones Road, Unit C-103 Nashville, Tennessee 37215 (ADDRESS)	**1900 Richard Jones Road, Unit C-103 Nashville, Tennessee 37215** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars and No Cents ($100,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of June, 2026, the undersigned, **KATHERINE ALANNA O'DONNILEY, a married woman** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **NATHAN DAVID THOMAS, a single man** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or

assigns, all of Grantor's right, title, and interest in and to her ½ interest of the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1900 RICHARD JONES ROAD, UNIT C-103, NASHVILLE, TENNESSEE 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, Parcel No. 83, being Unit No. C-103 in a Horizontal Property Regime on the Plat of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Don O'Donniley, by Quitclaim Deed from Addie Belle Lassiter, of record in Instrument No. 20030509-0062464, in the Register's Office of Davidson County, Tennessee, dated November 14, 1996 and recorded on May 09, 2003. Ronald Don O'Donniley died testate. Pursuant to Ronald Don O'Donniley's Last Will and Testament of record in Instrument No. 20240310-0017951 in the Register's Office for Davidson County, Tennessee, the property conveyed to his heirs Katherine Alanna O'Donniley and Brian Shamus O'Donniley.

Being the same property conveyed to Addie Belle Lassiter, unmarried, by Warranty Deed from Albert E. Hosse and Mai S. Hosse, of record in Book 6963, Page 264, in the Register's Office of Davidson County, Tennessee, dated August 28, 1986 and recorded on August 29, 1986.

This improved property more commonly known as 1900 Richard Jones Road, Unit C-103, Nashville, Tennessee 37215.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of June, 2026.

GRANTOR: KATHERINE ALANNA O'DONNILEY

STATE OF Florida)
COUNTY OF Hillsborough)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KATHERINE ALANNA O'DONNILEY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of June, 2026.

Notary Public

01/06/2029
My Commission Expires

Notary Public State of Florida
Mia Ingram
My Commission HH 626310
Expires 1/6/2029

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 June 4, 2026.

Affiant Signature

6/4/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

