Subject Property: TAX ID: 103-02-3F-007.00

Property Address: 110 OCEOLA AVENUE, UNIT 7, NASHVILLE, TN 37209

New Owner:	**CHERYL ANN MCDONOUGH**	**Send Tax Bill to:**
Address:	**110 Oceola Avenue, Unit 7**	**Same address**
	Nashville, Tennessee 37209	

This instrument was prepared by: **MARYKATE E. WILLIAMS**, Attorney at Law
329 S. Royal Oaks Blvd, Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion le the preparing attorney.

Karen Johnson Davidson County
Batch # 1434972 DEEDQC
06/17/2026 08:37:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0054759

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce and the Marital Dissolution Agreement, entered in the Third Circuit Court of Davidson County, Tennessee, Case #26D219, Cheryl Ann McDonough v. Randy William McDonough, and for good and valuable consideration, and no monetary consideration, I, Randy William McDonough, Grantor, hereby quitclaim and convey to Cheryl Ann McDonough, her heirs, successors, representatives, and assigns, hereinafter called Grantee, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 7, Oceola Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Oceola Townhomes, of record in Instrument No. 20190813-0080796, and amended in Instrument No. 20200325-0032605, 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 Karl E. Peters, a married person, and Abbas Taherian, a married person, by Warranty Deed from Larry Farrell, widow of record in Book 10123, Page 48, Register's Office for Davidson County, Tennessee, dated July 10, 1996 and recorded on July 17, 1996.

Being a portion of the same property conveyed to Peters Property Management, LLC by Quitclaim Deed from Karl E. Peters of record in Instrument No. 2003 I230-0183470 Register's Office for Davidson County, Tennessee, dated December 19, 2003 and recorded on December 30, 2003.

Being a portion of the same property conveyed to 265 White Bridge Road Partnership, a Tennessee General Partnership, by Quitclaim Deed from 265 White Bridge Road, LLC, a Tennessee Limited Liability Company, comprised of Karl E. Peters and Abbas Taherian of record in Instrument No. 201802I5-0014819 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on February 15, 2018 and Deed of

Correction, Recorded on August 31, 2018 at Instrument No. 20180831-0086724.

Being a portion of the same property conveyed to 265 White Bridge Road Partnership, a Tennessee General Partnership, by Quitclaim Deed from Abbas Taherian, a married person, of record in Instrument No. 20180831-0086724 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on August 31, 2018.

Being a portion of the same property conveyed to Oceola Park, LLC, A Florida limited Liability Company, by General Warranty Deed from 265 White Bridge Road Partnership, a Tennessee General Partnership, of record in Instrument No. 20190322-0026426 Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 22, 2019.

Being a portion of the same property conveyed to Oceola Park, LLC by Quitclaim Deed from Oceola Park, LLC, a Florida Limited Liability Company, of record in Instrument No. 20190722-0071703 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 22, 2019.

Being a portion of the same property conveyed to Oceola Park, LLC by Quitclaim deed from Oceola Park, LLC, a Florida limited liability of record in Instrument No. 201 90722-0071703 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 22, 2019.

Being the same property conveyed to Randy W. McDonough and Cheryl Ann McDonough, Husband and Wife, from Oceola Park, LLC, A Florida Limited Liability Company, by Warranty Deed dated May 3, 2021 and recorded on May 5, 2021, of record in the Davidson County Register of Deed's office in Instrument No. 20210505-0060269.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 110 Oceola Avenue 7, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. This deed was prepared based upon the request and instruction of the Grantee and Grantor and no legal or tax advice was given by the preparer regarding this deed.

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IN WITNESS WHEREOF I have hereunto set my hand this 16 day of June, 2026.

Randy William McDonough
RANDY WILLIAM MCDONOUGH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY WILLIAM MCDONOUGH, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of June, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

PATRICK DANIEL BRENNAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028

The actual consideration or value, whichever is greater, is $0.

STATE OF Tennessee)
COUNTY OF Davidson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Cheryl Ann McDonough
Cheryl Ann McDonough, Affiant

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

NOTARY PUBLIC

11-08-2028
My commission expires

PATRICK DANIEL BRENNAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028