Map and Parcel: 117-15-0-A 083.00 CO

NEW OWNER NAME AND ADDRESS:
Nathan David Thomas
1900 Richard Jones Rd
Unit C-103
Nashville, TN 37215

TAX BILL ADDRESS:
Nathan David Thomas
1900 Richard Jones Rd
Unit C-103
Nashville, TN 37215

This Instrument prepared by:
Vincenza Castiglione, Esq.
642 Parsonage Place
Baldwin, NY 11510

Karen Johnson Davidson County
Batch# 1438155 DEEDQC
06/25/2026 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $370.00
20260625-0057426

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Brian Shamus O'Donniley on this the twenty-first (21st) day of May, 2026, for and in consideration of the sum of one hundred thousand dollars ($100.000), does hereby bargain, sell, release, remise, quit claim and convey unto Nathan David Thomas all right, title and interest in and to the following described real estate, to wit:

Map and Parcel: 117-15-0-A 083.00 CO

Also Known as: 1900 Richard Jones Road, C-103
Nashville, TN 37215

Being the same property conveyed to Addie Belle Lassiter by Warranty Deed of record in book 6963 page 264 in the Register's Office for Davidson County, Tennessee and also the same thereafter conveyed by Quitclaim Deed to Ronald Don O'Donniley with Deed Reference number 20030509-0062464 in the Register's Office for Davidson County, Tennessee and also the same subsequently conveyed by Last Will and Testament from Ronald Don O'Donniley to Katherine Alanna O'Donniley and Brian Shamus O'Donniley with Instrument number 20250310-0017951 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to limitations, restrictions, and encumbrances as of record and all existing easements of record.

IN TESTIMONY WHEREOF I have hereunto set my hand this twenty-first (23st) day of June, 2026.

Brian Shamus O'Donniley

Brian Shamus O'Donniley

STATE OF Pennsylvania)
) ss.:
COUNTY OF Philadelphia)

The foregoing Quit Claim Deed was
SWORN TO AND SUBSCRIBED BEFORE
ME BY REMOTE MEANS

this 23 day of June, 2026, by Brian Shamus O'Donnilley.



Notary's Signature

My Commission Expires: 09/15/2029
Date

Commonwealth of Pennsylvania
SABRIA HALL, Notary Public
Philadelphia County
My Commission Expires September 15, 2029
Commission Number 1408257

Notary Seal Notarized Online with NotaryLive.com

OATH OF CONSIDERATION

STATE OF Pennsylvania)
) ss.:
COUNTY OF Philadelphia)

The actual consideration or true value, whichever is greater for this transfer is one hundred thousand dollars ($100,000).

Brian Shamus O'Donniley

Affiant, Brian Shamus O'Donniley

SWORN TO AND SUBSCRIBED BEFORE
ME BY REMOTE MEANS

this 23 day of June, 2026, by Brian Shamus O'Donniley.

Notary's Signature

My Commission Expires: 09/15/2029
Date

Commonwealth of Pennsylvania
SABRIA HALL, Notary Public
Philadelphia County
My Commission Expires September 15, 2029
Commission Number 1408257

Notary Seal
Notarized Online with NotaryLive.com

Notarized by: Sabria Hall
Time: 2026-06-24 03:40:18 UTC
URL: https://notarylive.com/tu/cdp/657CUZ
Access ID: 657CUZ
Pin: ST98YF

Certificate of Authenticity

I, Vincenza Castiglione, 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 May 21, 2026.

Vincenza Castiglione
Affiant Signature

5/23/2026
Date

STATE OF NEW YORK)
) ss.:
COUNTY OF QUEENS)

Sworn to and subscribed before me this 23 day of May, 2026.

Alejandrina Vivanco Opazo
Notary's Signature

My Commission Expires: February 23, 2027.
Date

Notary's Seal (if on paper)

ALEJANDRINA E VIVANCO-OPAZO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VI0001888
Qualified in Queens County
My Commission Expires February 23, 2027