Karen Johnson Davidson County
Batch# 1438210 DEEDQC
06/25/2026 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260625-0057517

THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Lori O'Donohoe
107 Myatt Drive,
Madison, TN 37115

Send Tax Bill to:
Owner

Map-Parcel Numbers:
043 11 0 149.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 22 day of June, 2026.

Notary Public

My Commission Expires:
7/2/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SUSAN DANYELLE PHIFER,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **LORI O'DONOHOE,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 107 Myatt Drive, Madison, TN 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16 day of June, 2026.

Susan Danyelle Phifer
By: Susan Danyelle Phifer

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Susan Danyelle Phifer,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Truist Bank, on this the 16 day of June, 2026.

My Commission Expires: Oct. 22 2029

Savannah Jenkins
Notary Public

SAVANNAH JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

TRACT ONE:

Land in Davidson County, Tennessee, being part of Lot No. 1 (one) on the plan of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 7 on the preliminary plan of Myatt-Egan Subdivision, not of record, described according to a survey by Harvey Gee, Surveyor, April 26, 1948, as follows: Said Lot begins at a point on the easterly margin of Myatt Drive at the corner of Lots No. 6 and 7 being 382 feet more or less north of the northerly margin of Old Hickory Boulevard; thence with line between Lots No. 6 and 7 easterly 210 feet to a stake; thence northwardly 100 feet to the corner of Lot No. 8; thence with line between Lots 7 and 8 westwardly 210 feet to the easterly margin of Myatt Drive; thence with said Myatt Drive southwardly 100 feet to the beginning.

There is a 10-foot easement between Lots No. 1, 2, 3, 4, and Lots No. 5 of the unrecorded preliminary Plat of Myatt-Egan Subdivision, according to a survey by Harvey Gee, Surveyor, April 26, 1948.

TRACT TWO:

The south 75 feet of Lot No. 8 of the Myatt-Eagan Subdivision No. 3 of an unrecorded plan of a recorded plan in Book 1130, Page 37, Register's Office of Davidson County, Tennessee, known as the Anderson Estates.

Said Lot begins at a point on the easterly margin of Myatt Drive at the corner of Lots Nos. 7 and 8 being 482 feet more or less north of the northerly margin of Old Hickory Boulevard; thence with line between Lots. Nos. 7 and 8 eastwardly 210 feet to the common corner of Lots Nos. 7, 8, 22 and 21; thence with line between lots Nos. 21 and 8 northwardly 75 feet to a point; thence westwardly 210 feet to the easterly margin of Myatt Drive; thence with said Drive southwardly 75 feet to the beginning.

Being the same property conveyed to Danye Sue Broadway Phifer by deed from Grace Daniel Broadway, dated December 16, 1974, of record in Book 4875, Page 579, said Register's Office.

The said Danye Sue Phifer having died on 04/29/2023. See Affidavit of Heirship of record in Instrument No. 20260624-0057124, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/16/26. (date of document).

Affiant Signature

6/23/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

