Karen Johnson Davidson County
Batch# 1438831 DEEDQC
06/29/2026 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260629-0058430

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Martin James O'Neill and Carol Lynn O'Neill, Co-Trustees O'Neill Family Revocable Living Trust 2101 Sherbrooke Lane Nashville, TN 37211	New Owner	180040A07500CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Carol Lynn O'Neill and Martin James O'Neill, wife and husband**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Martin James O'Neill and Carol Lynn O'Neill, Co-Trustees, O'Neill Family Revocable Living Trust Agreement dated June 25, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revision One, Section Three, Highland Creek, as recorded in Instrument No. 20030716-0099524, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to **Carol Lynn O'Neill and Martin James O'Neill, wife and husband**, by Warranty Deed dated October 28, 2022, from **Susan G. Ritter, a married woman**, recorded in Instrument No. 20221101-0117910, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2101 Sherbrooke Lane, Nashville, TN 37211.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 25th day of June 2026.

Carol Lynn O'Neill

Martin James O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Carol Lynn O'Neill**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June 2026.

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Martin James O'Neill**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June 2026.

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Martin James O'Neill
Affiant

Sworn to and subscribed to before me, this the 25th day of June 2026.

Notary Public

My Commission Expires:
6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 25, 2026.

Affiant Signature

June 25, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of June 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028