Karen Johnson Davidson County
Batch# 1443481 DEEDQC
07/09/2026 08:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260709-0061862

This Instrument prepared by:_
Richard A. Bechtol, Attorney at Law
947 E. Johnstown Rd, #209
Gahanna, Ohio 43230

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Martin O'Neill and Sally O'Neill, husband and wife on this the 12th day of June 2026, do hereby quit claim and convey unto Sally Elizabeth O'Neill and Martin Christopher O'Neill Co-Trustees of the Inu Inu Trust all my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Highland Creek Revision One, Section Three of record in Plat at Instrument No. 20030716-0099524, in the 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 Samuel L. Dalton, unmarried by Warranty deed from Lana Carmen Seivers, unmarried of record in Instrument No. 20121128-0109121 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 28, 2012. Being also known as 2077 Sherbrooke Ln, Nashville, Tennessee 37211.

This conveyance is subject to:

- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County Tennessee.
- By-Laws of record in Book 11658, Page 301, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 1316, Page 569, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2077 Sherbrooke Ln, Nashville, Tennessee 37211**.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 12th day of June 2026.

Martin O'Neill

Sally O'Neill

STATE OF California
COUNTY OF San Diego

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Martin O'Neill and Sally O'Neill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12th day of June, 2026.

Notary Public

My commission expires: 11·10·2027

BROOKE STEWART
COMM. #2469086
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
NOVEMBER 10, 2027

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Martin O'Neill

Sally O'Neill

STATE OF California
COUNTY OF San Diego

Subscribed and sworn before me this the 12th day of June, 2026.

Notary Public
My commission expires: 11·10·2027

BROOKE STEWART
COMM. #2469086
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
NOVEMBER 10, 2027

The following information is not a part of this Deed:

Property Address:	2077 Sherbrooke Ln Nashville, TN 37211
Owner's Name and Address Inu Trust	Martin Christopher O'Neill and Sally Elizabeth O'Neill Co-Trustees of the Inu 864 Heather Way Carlsbad, CA 92011
Parcel Number	180-04-0A-078.00-CO
Mail Tax Bills to:	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On June 12th, 2026 before me, Brooke Stewart Notary Public
(insert name and title of the officer)

personally appeared Martin O'Neill and Sally O'Neill,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CSC1 BROOKE STEWART COMM. #2469086 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY My Commission Expires NOVEMBER 10, 2027 CSC1

Signature _____ **(Seal)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 12th day of June, 2026, by Martin O'Neill and Sally O'Neill, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BROOKE STEWART
COMM. #2469086
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
NOVEMBER 10, 2027

(Seal) Signature

Tennessee Certification of Electronic Document

I, Ashleigh Bechtol, 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 12, 2026 (date of document).

A Bechtol
Affiant Signature

July 8, 2026
Date

State of Ohio
County of Delaware

Sworn to and subscribed before me this 8th day of July, 2026

R A B
Notary's Signature

MY COMMISSION EXPIRES: has no expiration date

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO

RICHARD A. BECHTOL
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.