Karen Johnson Davidson County
Batch# 1447764 DEEDQC
07/16/2026 08:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260716-0064158

ES01-26-15827

Recordation Requested By/Return to:
EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN, NY 11787
File No. ES01-26-15827

This Instrument Prepared By:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
P.O. BOX
MOUNT JULIET, TN 37121

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
PICKERING INVESTMENTS LLC	PICKERING INVESTMENTS LLC	091 07 0 285.00
5110 MICHIGAN AVENUE NASHVILLE, TN 37209	5110 MICHIGAN AVENUE NASHVILLE, TN 37209	

Executed this 8th day of June 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **COCO O'CONNOR, SINGLE AND MATTHEW TAYLOR O'CONNOR, SINGLE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **PICKERING INVESTMENTS LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Coco O'connor, Single and Matthew Taylor O'connor, Single, by Deed dated 08/01/2025, and recorded on 08/11/2025 as Instrument No. 20250811-0063717 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as, 5110 MICHIGAN AVENUE, NASHVILLE, TN 37209
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of June, 2026.

COCO O'CONNOR

MATTHEW TAYLOR O'CONNOR

STATE OF New Mexico

COUNTY OF Santa Fe

Before me, Matthew Taylor O'Connor and Coco O'Connor of the state and county mentioned, personally appeared **COCO O'CONNOR AND MATTHEW TAYLOR O'CONNOR** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DAVID MENDOZA ANDUJO
STATE OF NEW MEXICO
NOTARY PUBLIC
COMMISSION # 1140187
EXPIRES APRIL 24, 2027

Notary Public
Printed Name: David Mendoza Andujo
My Commission Expires: April 24, 2027

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 8th day of June, 20 26.

Notary Public
My commission expires: April 24, 2027 (seal)

DAVID MENDOZA ANDUJO
STATE OF NEW MEXICO
NOTARY PUBLIC
COMMISSION # 1140187
EXPIRES APRIL 24, 2027

Exhibit "A"
Legal Description

Land Located in Davidson County, Tennessee:

Being Lots No. 1017, 1019 and part of 1015, of Block No. 169, Plan No. 1 West Nashville of record in Plat Book 57, Pages 74 and 75.

Said Lots fronts 58 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Tennessee Certification of Electronic Document

I, Alita Russell, 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 6/8/26 (date of document).

Affiant Signature

7/14/26
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 14 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027