Karen Johnson Davidson County
Batch# 1456424 DEEDQC
08/07/2026 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0072809

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. Affiant Sworn to and subscribed before me this 31, 2026. Notary Public ~~Public~~ Comm Exp:

PARKER T. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LINDA PARKER O'NEAL and JAMES MICHAEL O'NEAL, Trustees		
O'NEAL FAMILY TRUST dated July 31, 2026	SAME AS NEW OWNER	104-16-0-152.00
2225 Belmont Boulevard		
Nashville, Tennessee 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, JAMES O'NEAL and LINDA P. O'NEAL, husband and wife (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to LINDA PARKER O' NEAL and JAMES MICHAEL O'NEAL, Trustees of the O'NEAL FAMILY TRUST dated July 31, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

All that parcel of land in the City of Nashville, Davidson County, State of Tennessee, as described in Deed Book 5382, Page 298, ID# 10416015200, being known and designated as:

Southerly half of Lot No. 156 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said southerly half of Lot No. 156 fronts 50 feet on of Belmont Boulevard, and runs back between parallel the westerly side lines 175 feet to an alley.

Being the same property conveyed to JAMES O'NEAL and LINDA P. O'NEAL, husband and wife, by J. MICHAEL O'NEAL also known as JAMES O'NEAL, and LINDA P. O'NEAL, husband and wife, by Quitclaim Deed of record in Instrument Number 20121115-0105288 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The legal description is taken from the prior deed of record.

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.

The improved property is known as 2225 Belmont Boulevard, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on July 31.

JAMES O'NEAL

LINDA P. O'NEAL

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 JAMES O'NEAL and LINDA P. O'NEAL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 31, 2026.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 7, 2027

LYNN G MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 31, 2026.

7/31/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 31st day of July, 2026.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028