Karen Johnson Davidson County
Batch# 1464239 DEEDQC
08/26/2026 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260826-0078727

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Jo Ellen O'Connor

TO:

Jo Ellen O'Connor, Trustee of the Jo Ellen O'Connor Revocable Trust dated August 12, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 12th day of August, 2026, by **Jo Ellen O'Connor, a married woman** ("Grantor"), to **Jo Ellen O'Connor, Trustee of the Jo Ellen O'Connor Revocable Trust dated August 12, 2026, and any amendments thereto** ("Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: LAND in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the subdivision of the real estate of William Cooper, deceased, of record in Minute Book H, Page 487, County Court for said County, described as follows:

BEGINNING in the center of Gower Road at the Northeast corner of the property conveyed to Dave T. Stinson and wife, by deed from Aubrey H. Johnson et al, of record in Book 1854, Page 132, Register's Office for Davidson County; thence with the center of said road, N. 3 degrees, E 135 feet; thence westwardly 439 feet, more or less, to a point in the west boundary line of the property described in the deed of record in Book 2902, Page 152, thence with the westerly line of said property, southwestwardly 157 feet to a point in the northerly line of the Stinson Property, the Southwest corner of the property described in the deed of record in Book 2902, Page 152, thence along the northerly line of the Stinson Property, eastwardly 500 feet to the beginning.

TRACT 2: LAND in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of the subdivision of the real estate of William Cooper, deceased, of record in Minute Book H, Page 487, County Court for said County, described as follows:

BEGINNING at a point in the center of Gower Road, North 3 degrees, East 135 feet from the Northeast corner of the property conveyed to Dave L. Stinson and wife by deed from Aubrey H. Johnson et al of record in Book 1854, Page 132, Register's Office for Davidson County, Tennessee, and being the Southeast corner of the tract of land conveyed to Merwin L. Frizzell and wife, by deed from Jack D. Myatt and wife, of record in Book 3073, Page 587, Register's Office for Davidson County, thence westerly along Frizzell's southerly line 226 feet to a point; thence North 8 feet to a point; thence easterly and parallel with Frizzell's southerly line 226 feet to a point in the center of Gower Road; thence with same, southerly 8 feet to the point of beginning.

BEING the same property conveyed to Jo Ellen O'Connor by Quitclaim Deed from John Griffey, dated April 9, 2007, and recorded on May 4, 2007, in Instrument No. 20070504-0053596, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

For purposes of this instrument, words used in the singular shall include the plural and vice versa, as the context may require. Words of any gender shall be deemed to include all genders, and references to a person shall include individuals, corporations, partnerships, limited liability companies, and other legal entities.

This real property is not and has never been a marital residence of the Grantor.

This is improved property known as: **6922 Gower Road, Nashville, TN 37209**.

[signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Jo Ellen O'Connor

Jo Ellen O'Connor
Grantor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jo Ellen O'Connor**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of August, 2026.

ASHLEE R. BAGGETT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ashlee R. Bagg

Notary Public

My Commission Expires: 7/15/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Jo Ellen O'Connor, Trustee 3165 Austin Brian Court Clarksville, TN 37043	Same/Owner	6922 Gower Road Nashville, TN 37209 114-00-0-022.00

Certificate of Authenticity

I, William Kyle Shannon, 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 8-12-26.

William Kyle Shannon
Affiant Signature

8-12-26
Date

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Sworn to and subscribed before me this
12th day of August, 2026.

Ashlee R. Baggett
Notary's Signature
My Commission Expires: 7/15/28

