This instrument prepared by:
Debra Lang
Attorney at Law
**6 Campus Circle, Bldg 6 Floor 3**
**Westlake, Texas 76262**
**(877)286-6993**

| Davidson County | DEEDQC |
|---|---|
| Recvd: 04/05/13 14:03 | 5 pgs |
| Fees:27.00 Taxes:0.00 | |
| 20130405-0033905 | |

File No.: **7499922n**

# QUIT CLAIM DEED

46176727

THIS INDENTURE, made and entered into as of the **Twenty-fourth day of October, 2012**, by and between **SHAUN P. CALLAHAN**, a **MARRIED MAN WHO ACQUIRED TITLE AS A SINGLE PERSON**, party of the first part, and **SHAUN P. CALLAHAN AND LIZ A. CALLAHAN**, a **HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty Deed** Deed of record in: Book , Page No. or Instrument No.: **20051109-0135926** in said Registor's office.

The property is improved with an address of: **1803 BROADWAY APT 320, NASHVILLE, Tennessee 37203**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

**SHAUN P. CALLAHAN**

STATE OF **Tennessee**

COUNTY OF **Davidson**

Personally appeared before me, Jason Brown (name of notary public), , the within named bargainor, 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 at office, this 27th Day of November ~~Twenty-fourth day of October~~, 2012.

Notary Public

My Commission Expires: March 8, 2016

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **Davidson**

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

Affiant

Subscribed and sworn to before me this the **Twenty-fourth day of October, 2012.**

Notary Public

My Commission Expires: March 8, 2016

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

TAX PARCEL NO.:
**092 16 0D 320.00**

NAME AND ADDRESS OF A PROPERTY OWNER:
**SHAUN P. CALLAHAN AND LIZ A. CALLAHAN**
**1803 Broadway Apt 320**
**Nashville, TN 37203**

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Shaun + Liz Callahan
1803 Broadway, Apt 320
Nashville, TN 37203

## EXHIBIT 'A'

**Being Unit 320 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided. .55% interest in the Common Elements of the Bristol on Broadway Condominium.**

**Together with one parking stall # 107**

**A CERTAIN PARKING SPACE KNOWN AS PARKING SPACE #236 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND ASSIGNED TO UNIT 320 AS A LIMITED COMMON ELEMENT OF SAID CONDOMINIUM.**

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN MORTGAGE SERVICES*
*1100 SUPERIOR AVENUE, SUITE 200*
*CLEVELAND, OHIO 44114*
*NATIONAL RECORDING*

CALLAHAN
46176727 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

4

# True Copy Certification

I, Olivia Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Olivia Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

