Davidson County DEEDQC
Recvd: 04/27/17 11:07 4 pgs
Fees:22.00 Taxes:0.00
20170427-0041422

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration is $0.00.

Tom Sidwell
AFFIANT

Subscribed and sworn to before me
this 10 day of March 2017.

NOTARY PUBLIC
My Commission Expires: 8/2/17

ADDRESS OF NEW OWNER:
Michael Callahan *et. al.*
1014 Acklen Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
Owner

Map/Parcel 10509032700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the purposes of creating a tenancy by the entirety with the below named individuals, **Michael Callahan and Joseph Callahan, ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee ("Grantee"), his, successors and assigns.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 49 as shown on the map entitled map of A.V. Jones' Subdivision of certain Blocks in Jones & Dudley's Addition of record in Book 57, page 147 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Callahan and Joseph Callahan by deed from Breonus M. Mitchell of record at Instrument No. 20160106-0001233 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Michael Callahan

Joseph Callahan

And now, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey unto **Michael Callahan, Joseph Callahan and Allison Lowry as Tenants in Common with Rights of Survivorship** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth

Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Callahan, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 6th day of March, 2017.

Notary Public

STEPHEN SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-26-27

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Pulaski

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph Callahan, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of February, 2017.

Janice Lawrence
Notary Public

My Commission Expires: 09-01-2025

STATE OF ARKANSAS NOTARY PUBLIC
JANICE LAWRENCE
MY COMMISSION # 12695348
EXPIRES: September 1, 2025
Pulaski County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10th day of March, 2017.

Notary Public

My Commission Expires: 9/10/2020

JILL L. PRICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. 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.

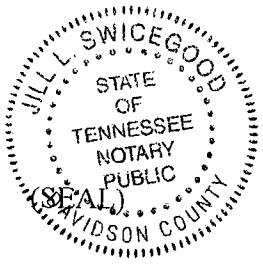
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018