Bill Garrett Davidson County
Batch# 92571 DEEDQC
05/15/2018 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180515-0046344

QUITCLAIM DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison J. Lowry	Allison J. Lowry	10509032700
(NAME)	(NAME)	
1014 Acklen Avenue	1014 Acklen Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Callahan** , hereinafter called the Grantor(s), has quitclaimed unto **Allison J. Lowry, unmarried and Michael Callahan, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

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 completed and accurate description.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Michael Callahan and Joseph Callahan, and now conveyed to Michael Callahan, Joseph Callahan and Allison Lowry, as tenants in common with rights of survivorship by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, dated 03/10/2017, recorded on 04/27/2017 of record in Instrument No. 20170427-0041422, in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (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) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1014 Acklen Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43166
SMG TN QuitClaim Deed

Witness my hand this 8th day of May, 2018.

Joseph Callahan

State of Arkansas
County of Pulaski

Personally appeared before me Joseph Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2018.

Notary Public
My Commission Expires: 12-09-2026

STATE OF ARKANSAS NOTARY PUBLIC
KRISTEN THOMPSON
MY COMMISSION # 12699623
EXPIRES: December 9, 2026
Pulaski County

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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.

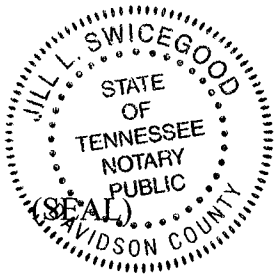
Attorney or Custodian

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.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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