Bill Garrett Davidson County
Batch# 99485 DEEDQC
06/04/2018 09:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180604-0052787

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Brendan Callaghan and Christine Callaghan
514 Enfield Road
Delray Beach, FL 33444

SEND TAX BILLS TO:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Brendan Callaghan and Christine Callaghan
935 McClurkan Avenue
Nashville, TN 37206

(1) 64364879/455830/
340227905 1

MAP-PARCEL NUMBER(S): 07213002100

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 22 day of May 2018, by and between **Christine Callaghan, a married woman, who acquired title without marital status**, hereafter "Grantor", and **Brendan Callaghan and Christine Callaghan, husband and wife**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

BEING LOT NO. 82 ON TREVECCA SUBDIVISION OF RECORD IN BOOK 421, PAGES 72 AND 73, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Property Address: **935 McClurkan Avenue, Nashville, TN 37206**

Being the same property conveyed to **Christine Callaghan, a married woman, who acquired title without marital status**, by deed dated **January 11, 2016**, of record in Instrument/Case No. **20160112-0003302**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This transfer is exempt from transfer tax pursuant to **T.C.A. 67-4-409(a)(4)**.

No Title Examination has been performed with the preparation of this deed.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR(S):

Christine Callaghan

STATE OF ~~TENNESSEE~~ Florida 5-22-18 §
COUNTY OF Palm Beach §

On this 22 day of May, 2018, before me personally appeared **Christine Callaghan** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Signature of Notary Public

Jeannette Shain
Printed Name of Notary Public

My Commission Expires: Dec. 1, 2019

(NOTARY SEAL OR STAMP)

JEANNETTE SHAIN
Notary Public - State of Florida
Commission # FF 925233
My Comm. Expires Dec 1, 2019
Bonded through National Notary Assn.

☐ Personally Known OR
~~☑~~ Produced Identification [Type of Identification Produced]: Drivers License

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Florida §
COUNTY OF Palm Beach §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 22 of May 2018 by **Christine Callaghan**

Signature of Notary Public

Printed Name of Notary Public

JEANNETTE SHAIN
Notary Public - State of Florida
Commission # FF 925233
My Comm. Expires Dec 1, 2019
Bonded through National Notary Assn.

My Commission Expires: Dec. 1, 2019

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Driver License

Deed File Number: 64364879

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne