Bill Garrett Davidson County
Batch# 122280 DEEDQC
07/30/2018 12:37:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180730-0074099

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2006 Calligan Irrevocable Trust R. Chase Calligan, Trustee 3052 Lakeshore Drive Old Hickory, TN 37138	The 2006 Calligan Irrevocable Trust R. Chase Calligan, Trustee 3052 Lakeshore Drive Old Hickory, TN 37138	054-09-022.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Calligan Family Ltd. Partnership,** a Tennessee limited partnership, by these presents does hereby quitclaim and convey unto **R. Chase Calligan, as Trustee of The 2006 Calligan Irrevocable Trust** created pursuant to instrument of irrevocable trust dated January 9, 2006, as modified and restated by modification and restatement agreement dated October 8, 2015, his successors and assigns, with the ability and power to sell, encumber and convey without the joinder of any beneficiary, all of its right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the east part of Lot No. 7, Section 2, on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for said County, described as follows: BEGINNING at a point in the center line of Pitts Avenue, 199 feet more or less, east of the easterly margin of 32nd Street as measured along the center line of Pitts Avenue, being the northwest corner of property conveyed to Arnold L. Sparks and Wife, by deed of record in

Book 1142, Page 362, said Register's Office; thence along Sparks easterly line, south 15°, 46' west 633.1 feet to a point, being Sparks' southeast corner and the southwest corner of this lot, in the south line of Lot No. 7; thence with the south line of the same, South 48°, 29' east 550 feet to a point, the common southerly corner of Lots Nos. 7 and 8; thence with the line between said lots North 7°, 14' east 778 feet to the center line of Pitts Avenue; thence with the center line of the same north 88°, 37' west 120 feet to the point of beginning.

Being the same property conveyed to Calligan Family Ltd. Partnership by deed from Peggy Ann Pardue of record as Instrument No. 20080514-0049409 Register's Office for Davidson County, Tennessee.

This is improved property, known as 3052 Lakeshore Drive, Old Hickory, TN 37138.

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

WITNESS this 30 day of July, 2018.

CALLIGAN FAMILY LTD. PARTNERSHIP

By: THE CALLIGAN COMPANY,
General Partner

By: _____
R. Cole Calligan,
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **R. Cole Calligan**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of The Calligan Company, the general partner of Calligan Family Ltd. Partnership, and that he, as such President, is authorized to execute this instrument on behalf of The Calligan Company, as such general partner.

Sworn to and subscribed before me, this 30 day of July, 2018.

Notary Public

My Commission Expires: _____

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

The actual consideration paid for this transfer is $0.00.

Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 30 day of July, 2018.

Notary Public

My Commission Expires: _____

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

4392.033.sm.Quitclaim Deed – Lakeshore Drive