This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 122311 DEEDQC
07/30/2018 02:05:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20180730-0074135

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Casey Hannigan 4001 Windwood Lane Nashville, TN 37214	SAME AS NEW OWNER	108120B08100CO

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, Angela Hannigan, a single person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Casey Hannigan, a single person, (the "Grantee"), were married as wife and husband and owned a certain tract of land in Davidson County, Tennessee described herein below:

Land in Davidson County, Tennessee, being all of Lot No. 60 on the Plan of Phase I-A, Section Two, Harborview, of record in Plat Book 6900, Pages 756-758, 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 Casey Hannigan, unmarried and Angela Rife, unmarried, as joint tenants with right of survivorship, by deed from Charles Wright and wife, Sallie M. Wright of record in Instrument No. 20160928-0102431, dated September 26, 2016 and recorded September 28, 2016, Register's Office for Davidson County, Tennessee. Angela Rife having since married, now known as Angela Hannigan.

WHEREAS, pursuant to the Divorce Decree dated 11th day July, 2018, entered by the Court in Hannigan vs Hannigan, Circuit Court for Davidson County, Tennessee, bearing Docket No.: 18D792 , Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said decree has passed; and

WHEREAS, in said Divorce Decree the Court approved the Property Settlement Agreement between the Grantor and Grantee wherein Grantor agreed to convey all of his/her right, title and interest in and to the tract of land described herein below.

NOW THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, Angela Hannigan, a single person, the Grantor, does hereby convey, remise, release and forever quitclaim unto Casey Hannigan, a single person, the Grantee, his heirs, successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 60 on the Plan of Phase I-A, Section Two, Harborview, of record in Plat Book 6900, Pages 756-758, 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 Casey Hannigan, unmarried and Angela Rife, unmarried, as joint tenants with right of survivorship, by deed from Charles Wright and wife, Sallie M. Wright of record in Instrument No. 20160928-0102431, dated September 26, 2016 and recorded September 28, 2016, Register's Office for Davidson County, Tennessee. Angela Rife having since married, now known as Angela Hannigan.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 4001 Windwood Lane, Nashville, Tennessee 37214

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 12th day of July, 2018.

Angela Hannigan

GRANTOR – Angela Hannigan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANGELA HANNIGAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 12th day of July, 2018.

Notary Public

My Commission Expires: 01.03.2022

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ $0.00 .

Affiant

Subscribed and sworn before me this 24 day of July, 2018.

NOTARY PUBLIC

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

My Commission Expires: _____