Karen Johnson Davidson County
Batch# 249204 DEEDQC
06/27/2019 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190627-0062160

QUITCLAIM DEED

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 26th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

Prepared from information furnished by the parties.

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brendan and Christine Callaghan	SAME	Map: 072-14-1P-001.00 and 072-14-1P-002.00
(NAME) 1121 B Cahal Ave	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1121 CAHAL AVE, LLC, A UTAH LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRENDAN CALLAGHAN AND WIFE, CHRISTINE CALLAGHAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 11 on the Plan of E.T. Brown Subdivision of Lot No. 1 of the Cahal Plan of record in Book 332, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to 1121 Cahal Ave, LLC, a Utah limited liability company, by deed from Brendan Callaghan and wife. Christine Callaghan, of record in Instrument No. 20140425-0035106, dated April 11, 2014, Register's Office for said County.

This is improved property, known as 1121 A&B Cahal Ave, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever 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 26th day of June, 2019.

1121 Cahal Ave, LLC, a Utah limited liability company
BY: Emerald Holdings, LLC it's sole member

BY: _____
Christine Callaghan
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christine Callaghan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Manager respectively of 1121 Cahal Ave, LLC, by Emerald Holdings, LLC its sole member, the within named bargainer, and that she as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of June, 2019

My Commission Expires: 1/3/23

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.