Karen Johnson Davidson County
Batch# 261026 DEEDQC
07/23/2019 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190723-0072293

QUITCLAIM DEED

Prepared from information furnished by the parties.

STATE OF FLORIDA
COUNTY OF Palm Beach

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

Christine Callaghan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEFANIE L. SCHEFFER
Notary Public - State of Florida
Commission # GG 348737
My Comm. Expires Aug 4, 2023

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

File No.: 19-0575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brendan and Christine M. Callaghan	SAME	Map: 06111014500
(NAME) 1121B 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,

1002 VIRGINIA 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 P. CALLAGHAN AND WIFE, CHRISTINE M. 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 the west 19.5 feet front and 16.5 feet rear of Lot No. 30 and the east 30.5 feet front and 33.5 feet rear of Lot No. 31 on the Map of George W. Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract as of record in Book 421, Page 178, in the Register's Office for Davidson County, Tennessee.

SAID parts of said lots front 50.0 feet on the southerly margin of Virginia Street and extend back on the easterly line 246.1 feet and on the westerly line 250.0 feet, more or less, to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to 1002 Virginia Ave, LLC, a Utah limited liability company, by deed from Brendan P. Callaghan and wife, Christine M. Callaghan, of record in Instrument No. 20140425-0035109, dated April 11, 2014, Register's Office for said County.

This is improved property, known as 1002 Virginia Ave., Nashville, TN 37216
(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 22nd day of July, 2019.

1002 Virginia Ave., LLC, a Utah limited liability company
BY: Emerald Holding, LLC it's sole member

BY: _____
Christine Callaghan, Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the respectively of 1002 Virginia Ave., LLC the within named bargainer, and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of July, 2019.

My Commission Expires:

_____
Notary Public

STEFANIE L. SCHEFFER
Notary Public - State of Florida
Commission # GG 348737
My Comm. Expires Aug 4, 2023

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.