QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

A-DOH-19-1012

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel J. Colleran	**CMG Mortgage, Inc. dba CMG Financial**	
(NAME) **1012 Mansfield**	(NAME) **3160 Crow Canyon Road, Ste 400**	**082-08-0-405.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL J. COLLERAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL J. COLLERAN, AND HEIDI B COLLERAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 5 on the Plan of Pat O' Donnell Property of record in Plat Book 2, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 5 fronts 67 1/2 feet on the Southerly side of Mansfield Street an runs back between parallel lines 186.8 feet, more or less, to an alley, measuring 67 1/2 feet thereon.

Being the same property conveyed to 1242 Property Solutions LLC, a Tennessee limited liability company by Warranty deed from Horace L. Harper of record in Instrument No. 20190916-0093267 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 16, 2019.

Being the same property conveyed to Daniel J. Colleran, married by Warranty Deed from 1242 Property Solutions, LLC, a Tennessee Limited Liability Company of record in Instrumetn No. 20191219-0131218 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 37, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 Mansfield, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 332545 **DEEDQC**
12/19/2019 03:02:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191219-0131224

Witness ~~my/our~~ hand(s) this the 10th DAY OF DECEMBER, 2019.

Daniel J. Colleran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL J. COLLERAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212