Karen Johnson Davidson County
Batch# 469823 DEEDQC
09/03/2020 02:20:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200903-0100855

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 Calligan Family Limited Partnership 1532 US Highway 41 Bypass S #273 Venice, FL 34293-1032	The Calligan Family Limited Partnership 1532 US Highway 41 Bypass S #273 Venice, FL 34293-1032	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, **Cumberland Trust and Investment Company, 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 agreements dated October 8, 2015 and August 13, 2020, by these presents does hereby quitclaim and convey unto **The Calligan Family Limited Partnership**, a Tennessee limited partnership, its successors and assigns, 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, and subsequently conveyed to R. Chase Calligan, as Trustee of The 2006 Calligan Irrevocable Trust by deed from Calligan Family Ltd. Partnership of record as Instrument No. 20180730-0074099, said Register's Office. R. Chase Calligan having since died and Cumberland Trust and Investment Company having been appointed as Successor Trustee of the aforesaid trust.

This is unimproved 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 1 day of September, 2020.

THE 2006 CALLIGAN IRREVOCABLE TRUST

By: CUMBERLAND TRUST AND INVESTMENT COMPANY,
Trustee

By: _____

Its: Vice President

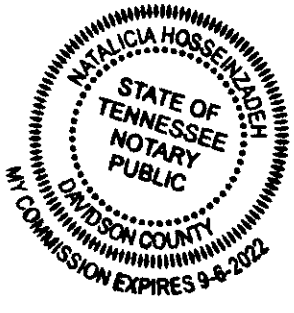
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Dayton Hale, Notary Public, Natalicia Hosseinzadeh, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of **CUMBERLAND TRUST AND INVESTMENT COMPANY** and is authorized by **CUMBERLAND TRUST AND INVESTMENT COMPANY** to execute this instrument on behalf of it.

Witness my hand, at office, this 1 day of September, 2020.

_____
Notary Public

My commission expires: 9-6-2022



The actual consideration paid for this transfer is $0.00.

RCG

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 13 day of August, 2020.

Notary Public

My Commission Expires: 3-8-22

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

4392.00.050