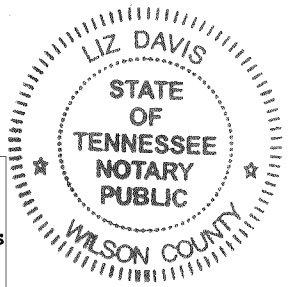
QUITCLAIM DEED



Karen Johnson Davidson County
Batch# 518258 DEEDQC
11/18/2020 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201118-0135832

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Deborah A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2020.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS: **Richard C. Calligan**	SEND TAX BILLS TO: **SAME AS OWNER**	MAP PARCEL NUMBERS **05409002100**
(NAME) 13310 Coluccio St.	(NAME)	
(ADDRESS) Venice, FL 34273	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/we Calligan Family Limited Partnership, a Tennessee limited partnership,, hereinafter called the Grantor(s), have quitclaimed unto **Richard C. Calligan, a married man,** hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being part of Lot No. 7 on the plan of Life Casualty Insurance Company Subdivision of the Dabbs and Elliot Property for Davidson County, Section 2, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, Described as follow: Beginning at a point in the center of Pitts Avenue 1,999 feet easterly as measured along the center of Pitts Avenue from the easterly margin of 32nd Street, being the northwest corner of the property conveyed to H.F. Burke and Wife, of recording Book 1036, Page 110, said Register's office; Thence with Burkes westerly line South 15°, 46' West 633.1 feet more or less to a point in the northwesterly line of lot 19 on said plan; thence with the line between lots 7 and 19 North 48°, 29' West 228.8 feet to a point at the south east corner of the property conveyed to Walter B. Warren and Wife, by deed of record in Book 1583, Page 387, said Register's office; thence with Warren easterly line northeasterly 530 feet more or less to a point in the center of Pitts Avenue; thence with the same easterly 90 feet to the point of beginning.

Being the same property conveyed to Calligan family limited partnership, a Tennessee limited partnership by Warranty Deed from Gregory K. Cole, and wife, and Janet Marie Cole, dated 09/03/2020 and recorded 09/04/2020, of record in Instrument 202009040101442, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 843, Page 56, of record in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ **3050 Lakeshore Drive, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 9th day of November, 2020.

Calligan Family Limited Partnership

By: **Richard C. Calligan, General Partner**

State of Florida
County of SARASOTA

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard C. Calligan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of the Calligan Family Limited Partnership, a Tennessee limited liability partnership, the within named bargainer, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Richard C. Calligan, as General Partner.

Witness my hand and Official seal this 9th day of November, 2020.

Notary Public:
My Commission Expires: 06/08/2024

REBECCA HORVATH
Notary Public - State of Florida
Commission # GG 970678
My Comm. Expires Jun 8, 2024
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 969187
QuitClaim Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY