Karen Johnson Davidson County
Batch# 604446 DEEDQC
03/31/2021 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042527

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on this 26th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	PARCEL #
Michael Gallagher 39 Bancroft Place Nashville, TN 37215	New Owner	114-00-0-105.00

KNOW ALL MEN BY THESE PRESENTS that Lacy Gallagher, Trustee of the N.A.K. Trust, and Lacy Gallagher, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Michael Gallagher, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Bancroft of record in Plat Book 9700, Pages 326-327, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Gallagher and Lacy Gallagher, and Lacy Gallagher, Trustee of the NAK Trust by Warranty Deed from J. Kent Giguere, Jr., as Successor Trustee of the Declaration of Trust U/A/D January 18, 2012, as amended of record in Instrument No. 20200701-0071502, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lacy Gallagher, Trustee of the N.A.K. Trust by Quitclaim Deed from Michael Gallagher, as recorded on August 5, 2020 in Instrument No. 20200805-0086671, Register's Office for Davidson County, Tennessee.

Lacy Gallagher joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on this 26TH day of March, 2021.

Lacy Gallagher Trustee of the NAK Trust
Lacy Gallagher
Trustee of the N.A.K. TRUST

Lacy Gallagher
Lacy Gallagher

(Notary acknowledgements on following page)

STATE OF FLORIDA)

COUNTY OF BROWARD)

On this 26 day of March, 2021, before me, the undersigned Notary Public, personally appeared, Lacy Gallagher, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the N.A.K. TRUST the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of N.A.K. TRUST, by herself as such trustee.

Witness my hand and official seal, this 26TH day of March, 2021.

Rosi Maestrey
Notary Public

My Commission Expires: 03-16-2025
(SEAL)

ROSI MAESTREY
Notary Public - State of Florida
Commission # HH 087718
My Comm. Expires Mar 16, 2025
Bonded through National Notary Assn.

STATE OF FLORIDA)

COUNTY OF BROWARD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Lacy Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, has duly executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of March, 2021.

Rosi Maestrey
Notary Public

My Commission Expires: 03-16-2025
(SEAL)

ROSI MAESTREY
Notary Public - State of Florida
Commission # HH 087718
My Comm. Expires Mar 16, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY