Karen Johnson Davidson County
Batch# 612108 DEEDQC
04/12/2021 09:04:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210412-0047897

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Anthony Brendan Callaghan 309A Urban Place Nashville TN 37206	Same	P/O 083-07-0 Parcel 156.00

BRENDAN P. CALLAGHAN AND CHRISTINE CALLAGHAN, do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **ANTHONY BRENDAN CALLAGHAN** in and to the following tract of land in Davidson County, Tennessee described as follows:

See Exhibit A for legal description.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as: 309A Urban Place, Nashville, Tennessee 37206

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of April, 2021.

Brendan P Callaghan
BRENDAN P. CALLAGHAN

Christine Callaghan
CHRISTINE CALLAGHAN

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDAN P. CALLAGHAN AND CHRISTINE CALLAGHAN, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2021.

JOAN S FINLEY
Notary Public - State of Florida
Commission # HH 098530
My Comm. Expires Apr 26, 2025
Bonded through National Notary Assn.

JOAN S Finley
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2021.

Sworn and Subscribed before me this the 9th day of April 2021.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

EXHIBIT A

309A URBAN PLACE, NASHVILLE, TN

Land in Davidson County, Tennessee, being Unit A of Homes at 309 Urban Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 309 Urban Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210412-0047877, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 309 Urban Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210412-0047877 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to BRENDAN P. CALLAGHAN AND CHRISTINE CALLAGHAN, by Warranty Deed, of record in Instrument No. 20160224-0017393, in the Register's Office of Davidson County, Tennessee.