Karen Johnson Davidson County
Batch# 614130 DEEDQC
04/13/2021 02:52:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210413-0049341

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:
R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust 1532 US Highway 41 Bypass S #273 Venice, FL 34293-1032	R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust 1532 US Highway 41 Bypass S #273 Venice, FL 34293-1032	05409002100

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.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

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, **Richard C. Calligan,** by these presents does hereby quitclaim and convey unto **R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust** created pursuant to instrument of revocable trust dated January 11, 2006, his successors and assigns, with the right and power to encumber, sell and otherwise convey without the joinder of any beneficiary thereunder, all of his right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> 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 follows: 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 Richard C. Calligan by deed from Calligan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20201118-0135832 Register's Office for Davidson County, Tennessee.

This is improved property, known as 3050 Lakeshore Drive, Old Hickory, TN 37138.

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

WITNESS this 9th day of Apr. 2, 2021.

Richard C Calligan

Richard C. Calligan

STATE OF FLORIDA)

COUNTY OF SARASOTA)

Personally appeared before me, Rebecca Horvath, Notary Public, Richard C. Calligan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Rebecca Horvath

Notary Public

My commission expires: 06/08/2024
4392.00.057

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