Karen Johnson Davidson County
Batch# 672517 DEEDQC
07/07/2021 03:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210707-0091627

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration is $0.00.

Penny R Cook
AFFIANT

Subscribed and sworn to before me this 6th day of July, 2021.

Liz Davis
NOTARY PUBLIC
My Commission Expires: 3/8/2025

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNER:
Richard Cole Calligan and Mitzy Lindsey Porter
1532 US Hwy 41 Bypass S
Box 273
Venice, FL 34293
SEND TAX BILLS TO:
New Owner

Map/Parcel 05409002100

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **R. Cole Calligan, Trustee of the R. Cole Calligan Revocable Trust ("Grantor")** hereby convey all of his right title and interest to the hereinafter described property to **Richard Cole Calligan and Mitzy Lindsey Porter as Tenants in Common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee ("Grantee"),** their heirs successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Final Subdivision Plat Calligan Subdivision as shown on Plat of Record at Instrument No. 20210409-0047644 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Cole Calligan, Trustee of the R. Cole Calligan Revocable Trust by deed from Richard C. Calligan of record at Instrument No. 20210413-0049341 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 6th day of July, 2021.

R. Cole Calligan Revocable Trust

By: _____
R. Cole Calligan
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Cole Calligan, with whom I am personally acquainted (or who proved themselves on the basis of satisfactory evidence) and who further proved himself to be the Trustee of the R. Cole Calligan Revocable Trust and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 6th day of July, 2021.

Liz Davis
Notary Public

My Commission Expires: 3/8/2025

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021.

Tracey Trumphour
Affiant
Date: 7-6-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of July, 2021.

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY