Karen Johnson Davidson County
Batch# 719498 DEEDQC
09/20/2021 09:20:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210920-0125695

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

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Brendan and Christine Callaghan<br>514 Enfield Road<br>Delray Beach, FL 33444 | Same | 083 07 0 156.00 |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **ANTHONY BRENDAN CALLAGHAN, UNMARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **BRENDAN CALLAGHAN AND CHRISTINE CALLAGHAN, HUSBAND AND WIFE AND ANTHONY BRENDAN CALLAGHAN ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 309 Urban Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 309 Urban Place, a Horizontal Property Regime, of record in Instrument Number 20210412-0047877, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**

**Being the same property conveyed to Anthony Brendan Callaghan by Quitclaim Deed from Brendan P. Callaghan and Christine Callaghan, of record in Instrument No. 20210412-0047897, Register's Office of Davidson County, Tennessee, dated April 08, 2021.**

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

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

Witness my hand this 17th day of September, 2021

ANTHONY BRENDAN CALLAGHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Brendan Callaghan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2021.

Commission expires:

B. DYLAN FOTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2022

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 17th day of September, 2021.

Notary Public

B. DYLAN FOTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2022