QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 737743 DEEDQC
10/15/2021 11:58:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211015-0138952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Oct, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-30-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael J. Gallagher and Christina J. Gallagher, Co-Trustees of The Michael J. Gallagher and Christina J. Gallagher Trust dated August 30, 2000	**NEW OWNER**	
(NAME)	(NAME)	
3311 SE 22nd Ave		**142070J63200CO**
(ADDRESS)	(ADDRESS)	
Cape Coral, FL 33904		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christina J. Gallagher ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Michael J. Gallagher and Christina J. Gallagher, Co-Trustees of The Michael J. Gallagher and Christina J. Gallagher Trust dated August 30, 2000, ("Grantee") his successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 632 on the Plan of Bristol Creek Townhomes, as shown on Exhibit "B" of Bristol Creek Townhomes, of record in Instrument No. 20171228-0131735, as Amended in Instrument No. 20180301-0019441 and in Instrument No. 20190607-0054760, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina J. Gallagher, married, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, executed on 8/5/2019 and filed for record on 8/8/2019 as Instrument Number 20190808-0079180, Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 632 Bristol Creek Dr, Nashville, TN 37221

Witness my hand this the 11th day of Oct, 2021.

Christina J. Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina J. Gallagher (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that sshe executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of October, 2021.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023