QUITCLAIM DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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 2nd DAY OF NOV, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

BS-FOA-21-01304B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edmond Sidney Meehan, Jr	Edmond Sidney Meehan, JR	
(NAME)	(NAME)	**071-16-0A-013.00-CO**
1304 Montgomery Ave #B,	4419 Dartmouth Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Sacramento, CA 95841	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDMOND MEEHAN, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDMOND SIDNEY MEEHAN, JR, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 13 on the Plan of The Flats at Highland Heights, of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and Second Amendment in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to said amendment, 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 Edmond Meehan, unmarried by Warranty deed from D223, LLC, a Tennessee limited liability company of record in Instrument No. 20160707-0069700 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 07, 2016.

This Instrument was prepared with information supplied by the Grantees. 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: **1304 Montgomery Ave #B, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 750352 **DEEDQC**
11/05/2021 01:26:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211105-0148368

Witness my/our hand(s) this the 2 day of November, 2021.

Edmond Sidney Meehan, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212