QUITCLAIM DEED

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

LR-RB-21-1512A

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 11th DAY OF Jan., 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 791159 DEEDQC
01/14/2022 12:09:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220114-0006046

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)
Dennis Meehan	NEW OWNER	
(NAME) **1512A Shelton Avenue,**	(NAME)	**072-04-0-346.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **SHAWN MEEHAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNIS MEEHAN, MARRIED** 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 situated in Davidson County, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Fifteen-Twelve Shelton Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220114-0006045, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shawn Meehan, married by Warranty deed from Sherry Hesson, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019 of record in Instrument No. 20211130-0157871 Register's Office for Davidson County, Tennessee, dated November 24, 2021 and recorded on November 30, 2021.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/Or the Grantor's spouse.

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 CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.
This Instrument was prepared with information supplied by the parties. No updated 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: **1512A Shelton Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 11th day of Jan., 2022

Shawn Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN MEEHAN, 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 .

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206