Name and Address of New Owner:
Shawn Meehan and Dennis Meehan
932 Riverside Drive
Nashville TN 37206

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 827536 DEEDQC
03/24/2022 09:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220324-0033885

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No.:
083-07-0-094.00
083-07-0-093.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Meehan, a married man,** "the Grantor," convey and quitclaim unto **Shawn Meehan and Dennis Meehan, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Robert E. Power Land of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 53 fronts 50 feet on the West side of Riverside Drive and runs back between parallel lines 199 feet on the North line and 204 1/2 feet on the South line, to the East line of the right of way of the Lewisburg and Northern Railroad.

Being the same property conveyed to Gertrude Brown by Warranty deed from Fred H. Brown of record in Book 3467, page 267, Register's Office for Davidson County, Tennessee, dated December 20, 1962 and recorded on December 20, 1962.

Being the same property conveyed to Doyle H. Brown by Quitclaim deed from Gertrude Brown of record in Book 7819, page 571, Register's Office for Davidson County, Tennessee, dated April 13, 1989 and recorded on April 18, 1989.

Being the same property conveyed to Linda Lee Brown by Quitclaim deed from Doyle Harding Brown of record in Book 9408, page 785, Register's Office for Davidson County, Tennessee, dated July 12, 1994 and recorded on July 15, 1994.

Being the same property conveyed to Shawn Meehan, a married man, by Warranty deed from Linda Lee Brown, unmarried, of record in Instrument No. 20211129-0157106 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

Parcel 2:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 52 on the Plan of the Robert E. Power Lands, of record in Plat Book 421, Page 56, register's office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 52 fronts 50 feet on the Westerly side of Riverside Drive and runs back 194 feet on the North line and 199 feet on the South line, to the Easterly right-of-way line of the right of the L and N Railroad, measuring 50 feet thereon.

Being the same property conveyed to Fred H. Brown and wife, Gertrude Brown by Warranty deed from Richard T. Brown and wife, Evalyn C. Brown of record in Book 3340, page 433, Register's Office for Davidson County, Tennessee, dated February 02, 1962 and recorded on February 02, 1962.

Being the same property conveyed to Doyle H. Brown by Quitclaim deed from Gertrude Brown of record in Book 7819, page 569, Register's Office for Davidson County, Tennessee, dated April 13, 1989 and recorded on April 18, 1989.

Being the same property conveyed to Linda Lee Brown by Quitclaim deed from Doyle Harding Brown of record in Book 9408, page 787, Register's Office for Davidson County, Tennessee, dated July 12, 1994 and recorded on July 15, 1994.

Being a portion of the same property conveyed to Shawn Meehan, a married man by Warranty deed from Linda Lee Brown, unmarried of record in Instrument No. 20211129-0157106 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

This property is known as:
932 & 934 Riverside Drive, Nashville, TN 37206.
(Address for Informational Purposes Only).

Neither parcel ever served as marital residence for Shawn Meehan.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of March, 2022.

Shawn Meehan (SEAL)
Shawn Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2022, before me personally appeared Shawn Meehan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2022.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10.12.2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of March, 2022.

Notary Signature
My commission expires: 10.12.2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Milissa Loew, do hereby make oath that I am a licensed attorney and/or the 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 3/15/22 (date of document).

Affiant Signature

3/16/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY