THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Regan O'Brien, LLC
105 Gordon Terrace
Nashville, TN 37207

Send Tax Bill to:
Owner

Map-Parcel Numbers:
071-08-0 137.00

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is ~~$0.00~~.

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the ~~7th~~ day of April, 2022.

Notary Public

My Commission Expires:
9-6-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MADISON GANT O'BRIEN, SINGLE AND JOSEPH G. REGAN, SINGLE** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **REGAN O'BRIEN, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 2104 Jones Ave, Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31 day of March, 2022.

Karen Johnson Davidson County
Batch# 836527 DEEDQC
04/08/2022 11:04:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220408-0041292

By: Madison Gant O'Brien

By: Joseph G. Regan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Madison Gant O'Brien and Joseph G. Regan**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of March, 2022.

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 10-11-22

Michelle Martin
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 148 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Madison Gant O'Brien, single and Joseph G. Regan, single, by Warranty Deed from JM2IM, LLC, a Tennessee limited liability company, dated February 18, 2022, of record in Instrument No. 20220222-0019775, Register's Office for said County.