Karen Johnson Davidson County
Batch# 847254 DEEDQC
04/28/2022 12:35:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220428-0049314

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219
Areynolds@ejrlaw.com

From:	From:
The Calligan Family Limited Partnership	J. Allen Reynolds III, Trustee
To:	To:
J. Allen Reynolds III, Trustee	The Calligan Family Limited Partnership

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
The Calligan Family Limited Partnership 1532 US Hwy 41 Bypass S Box 273 Venice, FL 34293	The Calligan Family Limited Partnership 1532 US Hwy 41 Bypass S Box 273 Venice, FL 34293	0540902200

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR GOOD AND VALUABLE CONSIDERATION and for the express purpose of making a reconveyance reflecting an updated legal description, **The Calligan Family Limited Partnership,** a Tennessee limited partnership, by these presents does hereby quitclaim and convey unto **J. Allen Reynolds III, Trustee**, the following described tract or parcel of land situated in Davidson County, State of Tennessee:

> Land in Davidson County, State of Tennessee, Being Lot No. 2 on the Plan of Final Subdivision Plat Calligan Subdivision Revision One as shown on Plat of Record at Instrument No. 202201310011216, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to The Calligan Family Limited Partnership by deed from Cumberland Trust and Investment Company, as Trustee of The 2006 Calligan Irrevocable Trust, of record as Instrument No. 20200903-0100855, Register's Office. For Davidson County, Tennessee.
>
> This is improved property, known as 3052 Lakeshore Drive, Old Hickory, Tennessee 37138.

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

And now, I, the said **J. Allen Reynolds III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **The Calligan Family Limited Partnership**, a Tennessee limited partnership, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 25 day of April, 2022.

THE CALLIGAN FAMILY LIMITED PARTNERSHIP

By: THE CALLIGAN COMPANY, General Partner

By: _____
R. Cole Calligan,
President

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

Personally appeared before me, Rebecca Horvath, Notary Public, **R. Cole Calligan**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **The Calligan Company**, General Partner of **The Calligan Family Limited Partnership**, and is authorized by **The Calligan Company** to execute this instrument on behalf of it, as General Partner of **The Calligan Family Limited Partnership**.

Witness my hand, at office, this 25th day of April, 2022.

_____
Notary Public

My Commission Expires: 06/08/2024

REBECCA HORVATH
Notary Public - State of Florida
Commission # GG 970678
My Comm. Expires Jun 8, 2024
Bonded through National Notary Assn.

J. Allen Reynolds III,
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, Notary Public of said State and County, **J. Allen Reynolds III**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of April, 2022.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

The actual consideration paid for this transfer is $ -0-.

Affiant

STATE OF Tennessee)
)
COUNTY OF Davidson)

Subscribed and sworn to before me, this the 28 day of April, 2022.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23
4392.00.058