Karen Johnson Davidson County
Batch# 847256 DEEDQC
04/28/2022 12:37:12 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220428-0049316

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:
R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust, And Richard Cole Calligan and Mitzy Lindsey Calligan, As Tenants in Common	J. Allen Reynolds III, Trustee
To:	To:
J. Allen Reynolds III, Trustee	Richard Cole Calligan and Mitzy Lindsey Calligan, As Tenants by the Entirety

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Richard Cole Calligan and Mitzy Lindsey Calligan 1532 US Hwy 41 Bypass S Box 273 Venice, FL 34293	Richard Cole Calligan and Mitzy Lindsey Calligan 1532 US Hwy 41 Bypass S Box 273 Venice, FL 34293	05409002100

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.

NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(A), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create a tenancy by the entirety, and not a tenancy in common, in Richard Cole Calligan and Mitzy Lindsey Calligan, husband and wife, in the hereinafter described real property, we, **R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust**, and **Richard Cole Calligan and Mitzy Lindsey Calligan** (formerly known as Mitzy Lindsey Porter), in order to create a tenancy by the entirety

in ourselves, by these presents do 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. 1 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 R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust by deed from Richard C. Calligan of record at Instrument No. 20210413-0049341 Register's Office for Davidson County, Tennessee, and to Richard Cole Calligan and Mitzy Lindsey Porter by deed from R. Cole Calligan, as Trustee of The R. Cole Calligan Revocable Trust of record at Instrument No. 20210707-0091627, said Register's Office.
>
> This is improved property, known as 3050 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 **Richard Cole Calligan and wife, Mitzy Lindsey Calligan**, as tenants by the entirety (and not tenants in common), 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 R. COLE CALLIGAN REVOCABLE TRUST

By: _____
R. Cole Calligan,
Trustee

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

Personally appeared before me, LARRY F. FRACZAK 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 Trustee of **The R. Cole Calligan Revocable Trust** and is authorized by **The R. Cole Calligan Revocable Trust** to execute this instrument on behalf of it.

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

LARRY F. FRACZAK
Notary Public - State of Florida
Commission # HH 183251
My Comm. Expires Dec 12, 2025
Bonded through National Notary Assn.

_____
Notary Public

My Commission Expires: 12/12/2025

Richard Cole Calligan

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

Personally appeared before me, LARRY F. FRACZAK Notary Public of said State and County, **Richard Cole Calligan**, 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 25 day of April, 2022.

LARRY F. FRACZAK
Notary Public - State of Florida
Commission # HH 183251
My Comm. Expires Dec 12, 2025
Bonded through National Notary Assn.

Notary Public

My Commission Expires: 12/12/2025

Mitzy Lindsey Calligan

Mitzy Lindsey Calligan

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

Personally appeared before me, LARRY F. FRACZAK Notary Public of said State and County, **Mitzy Lindsey Calligan**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

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

LARRY F. FRACZAK
Notary Public - State of Florida
Commission # HH 183251
My Comm. Expires Dec 12, 2025
Bonded through National Notary Assn.

Notary Public

My Commission Expires: 12/12/2025

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
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