# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 873860 DEEDQC
06/17/2022 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220617-0069896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

HUNTER B. TARRASHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Geraghty Family, LLC | Same as Owner | 130 09 0 120.00 |
| (NAME) 1221 Nichol Lane | (NAME) | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian Geraghty and Jocelyn Geraghty, husband and wife**, (the "**Grantors**"), by these presents does hereby quitclaim, transfer and convey to **Geraghty Family, LLC,a Tennessee limited liability company**, (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, Being Lot No. 8 of Block 4, on the Map of Highlands of Bellemeade, as of record in Book 547, page 180, Register's Office for said County.
Said Lot No. 8 fronts from 100 feet on the West side of Nichol Lane, formerly Midland Drive, and runs back between lines, 176.35 feet on the South line and 175.4 feet on the North line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Brian Geraghty and Jocelyn Gerahty, husband and wife, by Warranty Deed from Shirley Fincannon, of record in Instrument No. 202206170069894, in the Register's Office of Davidson County, Tennessee, dated May 25, 2022 and recorded on _____ 2022.

This is property located at 1221 Nichol Lane, Nashville, TN 37205.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 25th day of May, 2022.

**GRANTOR:**

Brian Geraghty

Jocelyn Geraghty

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Brian Geraghty and Jocelyn Geraghty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

**TRUE COPY CERTIFICATION**

I, Tifphany Wilson, 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 May 25, 2022.

Signature
Date: May 25, 2022

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 25th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD