#4845-2 BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 882824 DEEDQC
07/01/2022 10:30:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220701-0076559

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2022.

Notary Public

My commission expires: 3-7-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Raphaela Keohane	**"New Owner"**	**104 02 0 W 402 00 CO**
117 30th Avenue North, Unit 402		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johanna R. Keohane, a single woman, and Meghan C. Keohane, a single woman, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Raphaela Keohane, an un-remarried widow

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 402, together with the appurtenant interest in the common elements of West End Lofts II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20030701-0091161, amended in Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

TOGETHER with Parking Spaces No. 15A and 26B, as depicted on Exhibit "D" to the aforementioned Master Deed of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Johanna R. Keohane and Meghan C. Keohane, joint tenants with the right of survivorship, by Warranty Deed dated October 8th, 2010, from Angela D. Shields, unmarried, and Vivian S. Shields, married, of record in Instrument No. 20101011-0081292 and Scrivener's Affidavit of record in Instrument No. 20181219-0123486, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **117 30th Avenue North, Unit 402, Nashville, TN 37203**.

Witness my/our hand(s) this 24th day of **June, 2022.**

Johanna R. Keohane

Meghan C. Keohane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johanna R. Keohane, a single woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of **June, 2022.**

THOMAS E TATRO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-7-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Meghan C. Keohane, a single woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of **June, 2022.**

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 3-7-23