Karen Johnson Davidson County
Batch# 893117 DEEDQC
07/25/2022 11:10:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220725-0084633

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.

Casey Conroy

Casey Conroy, Grantee

Subscribed and sworn to before me this 26th day of April, 2022.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
Casey Conroy 9259 Carrisbrook Lane Brentwood, TN 37027	Same	105-14-0C-804.00-CO

WHEREAS, Casey Cunningham Conroy and Patrick James Conroy are Co-Trustees and beneficiaries of the Patrick James Conroy and Casey Cunningham Conroy Tenants by the Entirety Trust dated May 15, 2020, as amended on June 26, 2020, the "**Grantor**";

WHEREAS, the Grantor owns a certain tract of land in Davidson County, Tennessee, as described in Exhibit A attached hereto, the "**Property**";

WHEREAS, pursuant to the Divorce Decree dated March 24, 2022, entered by the Chancery Court in Williamson County, Tennessee in Casey Conroy v. Patrick James Conroy, Case No. 21CV-50652B, Casey Cunningham Conroy and Patrick James Conroy were divorced and all marital bonds between them were severed;

WHEREAS, in said Divorce Decree, the Court approved the Marital Dissolution Agreement entered into between Casey Cunningham Conroy and Patrick James Conroy wherein Casey Cunningham Conroy was awarded the Property;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by Casey Cunningham Conroy, the "**Grantee**", and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto the Grantee, all of the Grantor's right, title, and interest in and to the Property.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

[Signature page follows]

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 26th day of April, 2022.

PATRICK JAMES CONROY AND CASEY CUNNINGHAM CONROY TENANTS BY THE ENTIRETY TRUST DATED MAY 15, 2020, AS AMENDED ON JUNE 26, 2020

By: _____
Patrick James Conroy, Co-Trustee

By: _____
Casey Cunningham Conroy, Co-Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF Williamson)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Patrick James Conroy, Co-Trustee of the Patrick James Conroy and Casey Cunningham Conroy Tenants by the Entirety Trust dated May 15, 2020, as amended on June 26, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 26th day of April, 2022.

_____
Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

STATE OF TENNESSEE)
) SS:
COUNTY OF Williamson)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Casey Cunningham Conroy, Co-Trustee of the Patrick James Conroy and Casey Cunningham Conroy Tenants by the Entirety Trust dated May 15, 2020, as amended on June 26, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 26th day of April, 2022.

_____
Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 804 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under instrument No. 200709117-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Patrick James Conroy and Casey Cunningham Conroy, Co-Trustees of the Patrick James Conroy and Casey Cunningham Conroy Tenants by the Entirety Trust dated May 15, 2020, by warranty deed from Lauren E. Onslow fka Lauren E. Holland, married, of record in Instrument No. 20200820-0094001 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 20, 2020.

This is improved property known as 2310 Elliott Ave., Nashville, TN 37204.