QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-22-242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Sheehan Family Revocable Trust	**New Owner**	
(NAME)	(NAME)	**131-05-0B-242.00-CO**
3741 De Garmo Lane		
(ADDRESS)	(ADDRESS)	
Miami, FL, 33133		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Denise Ringpfeil Sheehan, hereinafter called the Grantor, by these presents does hereby convey, assign, and quitclaim unto Grant Joseph Sheehan and Denise Ringpfeil Sheehan, as Trustees of the Sheehan Family Revocable Trust, hereinafter called the Grantee, its heirs, successors, and assigns, all Grantor's right, title, and interest in and to that 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. 242, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Denise Ringpfeil Sheehan from Joshua Ragland by Warranty Deed, of record in Instrument No. 20201106-0130505, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson Davidson County
Batch# 916991 **DEEDQC**
09/15/2022 10:23:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220915-0102938

This is **improved** property known as: **242 Summit Ridge Drive, Nashville, Tennessee 37215**.

Witness my hand this the 9 day of September, 2022.

Denise Ringpfeil Sheehan

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Denise Ringpfeil Sheehan,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of SEP., 2022.

Notary Public
My Commission Expires:
(SEAL)

Notary Public State of Florida
Rafael Ventura
My Commission HH 296352
Expires 8/1/2026