(1)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 931844 DEEDQC
10/20/2022 09:41:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221020-0114361

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Anthony Brendan Callaghan 514 Enfield Road Delray Beach, FL 33444	Same	083 07 0 156.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **BRENDAN CALLAGHAN AND CHRISTINE CALLAGHAN, HUSBAND AND WIFE** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **ANTHONY BRENDAN CALLAGHAN, UNMARRIED** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 309 Urban Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 309 Urban Place, a Horizontal Property Regime, of record in Instrument Number 20210412-0047877, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brendan Callaghan and Christine Callaghan, husband and wife and Anthony Brendan Callaghan, All as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Anthony Brendan Callaghan, unmarried of record in Instrument No. 20210920-0125695, Register's Office of Davidson County, Tennessee.

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

This is improved property is known as 309A Urban Place, Nashville, TN 37206

BOX 10-A

Witness my hand this 14th day of October, 2022

BRENDAN CALLAGHAN

CHRISTINE CALLAGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brendan Callaghan and Christine Callaghan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2022.

Commission expires:

ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM EXP. APRIL 23, 2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2022.

ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. APRIL 23, 2025

Notary Public