Karen Johnson Davidson County
Batch# 1005582 DEEDQC
05/19/2023 12 22 13 PM 2 pgs
Fees $12 00 Taxes $0 00
20230519-0037790

Instrument prepared by.
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO:	MAP & PARCEL NO.
CATHERINE WEIR 3316 BELMONT BOULEVARD NASHVILLE, TN 37215	SPECIALIZED LOAN SERVICING P.O. BOX 60535 CITY OF INDUSTRY, CA 91716-0535	11708029400

KNOW ALL MEN BY THESE PRESENTS·

That COLIN CALLAHAN, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 22D1850, between CATHERINE FRANCES WEIR, Plaintiff, (being one and the same as CATHERINE WEIR), and COLIN XAVIER JOSEPH CALLAHAN, Defendant, (being one and the same as COLIN CALLAHAN) does hereby demise, release, and forever quitclaim unto the said, CATHERINE WEIR, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6-A on the plan of Zone Lot Division Lots 1, 2, and 6 Hawthorne Heights, of record in Book 5200, page 750, Register's Office for said County.

Said Lot No. 6-A fronts 40.06 feet on the Southeasterly margin of Belmont Boulevard and extends back 293.75 feet on the Northeasterly line and 302.65 feet on the Southwesterly line to a dead line in the rear, measuring 19.33 feet thereon. Together with an ingress and egress easement across the front portion of said lot as an appurtenance thereto.

Being the same property conveyed to Yuehui Sun and wife, Feng Zhang by Warranty deed from Jiemin Wang and Huaibing He, husband and wife of record in Instrument No. 20000404-0033690 Register's Office for Davidson County, Tennessee, dated March 30, 2000 and recorded on April 04, 2000.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Feng Zhang, unmarried of record in Instrument No. 20211021-0141430 Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on October 21, 2021.

BEING the same property conveyed to Catherine Weir and Colin Callahan by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company, recorded November 22, 2021 with Instrument Number 20211122-0154463 in the Register's Office for Davidson County, Tennessee.

Being also known as 3316 Belmont Boulevard, Nashville, Tennessee 37215.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said CATHERINE WEIR hereby agrees to pay and agrees to hold COLIN CALLAHAN harmless from an original Deed of Trust in favor of PINNACLE BANK and now SPECIALIZED LOAN SERVICING, said note bearing an original unpaid principal balance of $389,500.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20211122-0154464, dated October 18, 2021 and recorded on November 22, 2021 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named COLIN CALLAHAN, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

COLIN CALLAHAN
Grantor

Sworn to and subscribed before me
this 18 day of May, 2023.

NOTARY PUBLIC

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 03/03/2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CATHERINE WEIR, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

CATHERINE WEIR
Affiant/Grantee

Sworn to and subscribed before me
this 18 day of May, 2023.

NOTARY PUBLIC

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires. 03/03/2025

This instrument prepared from information provided by the parties involved.