QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1006147 DEEDQC
05/22/2023 11:58:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230522-0038403

STATE OF TENNESSEE
COUNTY OF _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
22 Day of May, 2023.
_____, Deputy Register

THIS INSTRUMENT WAS PREPARED BY
Austin V. Knapp, Esq.
McCarter Beauchamp, PLLC
5110 Maryland Way, Ste. 290
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin Xavier Joseph Callahan	**Colin Callahan**	091 12 0 052 00
4408 Indiana Avenue	NEW OWNER	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS, THAT I, **CATHERINE FRANCES WEIR,** HEREINAFTER REFERRED TO AS "GRANTOR" HEREBY CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM UNTO, **COLIN XAVIER JOSEPH CALLAHAN,** HEREINAFTER RERRED TO AS "GRANTEE", HIS HEIRS AND ASSIGNS MY ENTIRE INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 313 of Block 42, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75 of the Register's Office for said County.

Being part of the same property conveyed to Colin Callahan and Catherine Weir by deed dated June 14, 2019 from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190620-0059562, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by deed dated September 13, 2018 from Timothy Robin Baker and Tammy W. Potts and James Russell Lynch and Vicki Lynn Novak and Donna Kay Kraus and Jeffery Neal Lynch and Patricia Gail Lynch of record in Instrument No. 20180921-0093934, Register's Office for Davidson County, Tennessee.

This is improved property located at 4408 Indiana Avenue, Nashville, TN 37209.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO SURVEY WAS PERFORMED.

The consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 18 day of May, 2023.

CATHERINE FRANCES WEIR

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 Catherine Frances Weir, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of May, 2023.

Commission expires: 03/03/2025

Notary Public

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY