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

BOX 10-A

Karen Johnson Davidson County
Batch# 1069229 DEEDQC
11/07/2023 09:49:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20231107-0086969

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Shawn Meehan and Dennis Meehan 204 Timberline Court Franklin, TN 37069	Same	118100L00100CO 118100L00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **SHAWN MEEHAN,** do hereby quitclaim and by these presents do transfer and convey my right, title and interest unto **SHAWN MEEHAN AND DENNIS MEEHAN** in and to the following tracts of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units A & B of Homes at 3419 Springbrook Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3419 Springbrook Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230616-0046059, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3419 Springbrook Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230616-0046059, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Shawn Meehan by Warranty Deed, of record in Instrument No. 20230313-0017925 in the Register's Office of Davidson County, Tennessee.

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

This property was never the marital residence of the grantor herein named.

This improved property is known as: 3419 A & B Springbrook Drive, Nashville, TN 37204

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of November, 2023.

SHAWN MEEHAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Shawn Meehan, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of Nov, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____