Karen Johnson Davidson County
Batch# 1077557 DEEDQC
12/04/2023 08:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231204-0093030

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Robert J. Gallagher and Kristen R. Gallagher Co-Trustees, Gallagher Family Revocable Living Trust 3609-B Mayflower Place Nashville, TN 37204	New Owner	118130R00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert J. Gallagher and Kristen R. Gallagher, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Robert J. Gallagher and Kristen R. Gallagher, Co-Trustees, Gallagher Family Revocable Living Trust Agreement dated November 29, 2023** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Unit "B" on the Plan of 3609 Mayflower Place Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 3609 Mayflower Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130611-0059058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of 3609 Mayflower Place Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130611-0059058, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to **Robert J. Gallagher and Kristen R. Gallagher, husband and wife**, by Warranty Deed dated March 27, 2014, from **Craighead Terrell Properties, a Tennessee general partnership**, recorded in Instrument No. 20140401-0026689, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3609-B Mayflower Place, Nashville, TN 37204.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 29th day of November 2023.

Robert J. Gallagher

Kristen R. Gallagher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert J. Gallagher**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November 2023.

Notary Public

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

My Commission Expires:
7/6/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kristen R. Gallagher**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November 2023.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 29th day of November 2023.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Joshua G. Tillman,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the orignal document executed and authenticated according to law on November 29, 2023.

Affiant Signature

November 29, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of November 2023.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

