Karen Johnson Davidson County
Batch# 1109343 DEEDQC
03/08/2024 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016437

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0. Affiant Subscribed and sworn to before me, this 8th day of March, 2024. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Kae P. Gallagher 215 Lynwood Boulevard Nashville, TN 37205	Send Tax Bills To: New Owner 215 Lynwood Boulevard Nashville, TN 37205	Tax Information: Map: 16-7 Parcel: 42 FB BM 1595

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THOMAS A. GALLAGHER, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **KAE P. GALLAGHER, married**, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 and the easterly 15 feet of a 30-foot abandoned court adjoining Lot No. 9 in the rear, on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 9 and the easterly 15 feet of the abandoned court fronts 175 feet on the westerly side of Lynwood Blvd. and extends back 243 feet, more or less, on the southerly line, passing the southwest rear corner of Lot No. 9 at 228 feet, and 236 feet, more or less on the northerly line, passing the northwest corner of Lot No. 9 at 221 feet to the center line of the 30-foot abandoned court in the rear measuring 110 feet, more or less thereon.

Being the same property conveyed to Thomas A. Gallagher and wife, Kae P. Gallagher, by Warranty Deed dated July 2, 2001, from Raymond Pirtle, Jr., married, of record in Instrument No. 20010703-0070453, Register's Office for Davidson County, Tennessee.

This is improved property known as 215 Lynwood Boulevard, Nashville, Tennessee, 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2024.

GRANTOR:

THOMAS A. GALLAGHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named THOMAS A. GALLAGHER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2024.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/8/24 (date of document).

Affiant Signature

3/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

