Karen Johnson Davidson County
Batch# 1116010 DEEDQC
03/27/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240327-0021414

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.
Gregory Alan Lanigan and Susan Shamblin Lanigan Co-Trustees, Lanigan Family Revocable Living Trust 2310 Belmont Blvd. Nashville, TN 37212	New Owner	10416037700

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, **Susan Lanigan and Greg Lanigan, wife and husband** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Gregory Alan Lanigan and Susan Shamblin Lanigan, Co-Trustees, Lanigan Family Revocable Living Trust Agreement dated March 26, 2024** ("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 the northwesterly one-half of Lot No. 119 on the Plan of Belmont Land Company's Property known as Belmont Heights, as the same appears of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 119 fronts 50 feet on the northeasterly margin of Belmont Boulevard and extends back 178 feet, more or less, on the northwesterly line and 183 feet, more or less, on the southeasterly line to an alley in the rear, measuring 57.5 feet thereon.

Being the same property conveyed to **Susan Lanigan and Greg Lanigan, wife and husband**, by Warranty Deed dated February 13, 2020, from **Chico Capital LLC, a Tennessee Limited Liability Company**, recorded in Instrument No. 20200214-0017301, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2310 Belmont Boulevard, Nashville, TN 37212.**

Susan Lanigan and **Susan Shamblin Lanigan** are one and the same person.

Greg Lanigan and **Gregory Alan Lanigan** are one and the same person.

(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 26th day of March, 2024.

Susan Lanigan

Greg Lanigan

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 **Susan Lanigan**, 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 26th day of March, 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Greg Lanigan**, 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 26th day of March, 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 26th day of March, 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 March 26, 2024.

Affiant Signature

March 26, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of March, 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

