This Form furnished by: **SIEW-LING SHEA, ATTORNEY**

Karen Johnson
Batch # 1127633
04/26/2024 08:38:55 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240426-0030181

FROM:
BRENNAN PROPERTIES, LLC

TO:
MARY AGNES BRENNAN

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Mary Agnes Brennan c/o 1042 Glastonbury Drive Franklin, Tennessee 37069	Mary Agnes Brennan	117 04 0H 001.00

STATE OF TENNESSEE }

COUNTY OF Davidson **}**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee; Docket No. 21CV-50432

Mary A. Brennan
MARY AGNES BRENNAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2024.

Zelma Cantrell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-2026

(AFFIX SEAL)

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers, Shea & Spanos
2205 State Street
Nashville, Tennessee 37203.
(615) 320-0600 (telephone)

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 10-26-2026

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I/We, **BRENNAN PROPERTIES, LLC**, a Tennessee Limited Liability Company, hereinafter called Grantor, do hereby Quitclaim to **MARY AGNES BRENNAN**, hereinafter called Grantee, any and all interest in said real property as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Unit A of Primrose Townhomes, a horizontal property regime with private elements which is on Lot 3 of the Resubdivision of Lot No. 21, Block B on the Plan of Belmont Terrace, (Plat No. 20090429-0038927) as shown as Exhibit "B" of instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Brennan and Mary Brennan, by deed from Jacob M. Tant and Kristin Tant, of record in Book 20130213, Pages 0014745, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brennan Properties, LLC, by Quitclaim Deed from William Brennan and Mary Brennan, husband and wife, dated February 21, 2013, and recorded on April 19, 2013, in Instrument Number 20130419-0038957, Register's Office for Davidson County, Tennessee.

William Brennan being one and the same person as William Jude Brennan. Mary Brennan being one and the same person as Mary Agnes Brennan.

This is improved real property known as 1813A Primrose Avenue, Nashville, Tennessee 37212.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court of Williamson County, Tennessee, Docket No. 21CV-50432.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20 day of February, 2023.

BRENNAN PROPERTIES, LLC

BY: _____, Manager
William Jude Brennan, Member-Manager

BY: Mary A. Brennan
Mary Agnes Brennan, Member-Manager

BY: _____, Trustee
William Jude Brennan, as Trustee of the WILLIAM J. BRENNAN REVOCABLE LIVING TRUST dated January 17, 2000

STATE OF TENNESSEE }

COUNTY OF Williamson **}**

Personally appeared before me, William Jude Brennan, a Notary Public in and for said County and State, the within named, William Jude Brennan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge upon oath that he as member-manager of Brennan Properties, LLC, a Tennessee Limited Liability Company, the bargainor, and who being authorized to do so; and as Trustee of the William J. Brennan Revocable Trust dated January 17, 2000, executed the within instrument for the purpose therein contained.

Witness my hand at Brentwood, Tennessee, Williamson County, on this the 20th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/26
DATE

MELISSA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF Davidson **}**

Personally appeared before me, Zelma Cantrell, a Notary Public in and for said County and State, the within named, Mary Agnes Brennan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge upon oath that she as member-manager of Brennan Properties, LLC, as member-manager of Brennan Properties, LLC, a Tennessee Limited Liability Company, the bargainor, and who being authorized to do so, executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 21st day of February, 2023.

Zelma Cantrell
NOTARY PUBLIC

My Commission Expires: 10-26-2026
DATE

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 10-26-2026