Karen Johnson
Batch # 1157830
07/15/2024 08:37:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240715-0052812

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL ID. |
|---|---|---|
| Russell C. Gallagher, Trustee<br>Russell C. Gallagher Revocable Trust<br>3606 Sperry Avenue<br>Nashville, TN 37215 | same as new owner | 11705000800 |

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is $-0-

RUSSELL C. GALLAGHER, Trustee
Affiant

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,
this 10th day of July, 2024.

NOTARY PUBLIC
My Commission Expires: March 9, 2027.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, RUSSELL C. GALLAGHER, "Grantor," by these presents, does hereby quitclaim and convey unto RUSSELL C. GALLAGHER, AS TRUSTEE OF THE RUSSELL C. GALLAGHER TRUST, dated July 10, 2024, "Grantee," his successors and assigns all of his interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Map of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for Davidson County, Tennessee, to which reference is made for more complete details of location and description of said lot.

BEING the same property conveyed to Russell C. Gallagher by quitclaim deed from Elizabeth O. Gallagher of record in Instrument Number: 20150415-0033363, Register's Office for Davidson County, Tennessee.

This is improved property known as 3606 Sperry Avenue, Nashville, TN 37215.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of July, 2024.

**RUSSELL C. 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 RUSSELL C. GALLAGHER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 10 day of July, 2024.

Notary Public

My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY