Karen Johnson Davidson County
Batch# 1178192 DEEDQC
09/05/2024 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240905-0068398

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Sep., 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLISYN G. PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CHELSEA HARTIGAN AND DANIEL HARTIGAN AND DENISE HARTIGAN	New owner	
(NAME)	(NAME)	
431 Hamden Court		**091-03-0B-021.00-CO**
(ADDRESS)	(ADDRESS)	
Wyckoff, NJ 07481		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CHELSEA HARTIGAN, UNMARRIED, AND DANIEL HARTIGAN AND WIFE, DENISE HARTIGAN, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CHELSEA HARTIGAN, UNMARRIED, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AND DANIEL HARTIGAN AND WIFE, DENISE HARTIGAN, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 21 OF SILO BEND HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180709-0066260, AMENDED IN INSTRUMENT NO. 20180814-0080169, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "D" TO SAID DECLARATION AND THE BY-LAW APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHELSEA HARTIGAN, UNMARRIED AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST AND DANIEL HARTIGAN AND WIFE, DENISE HARTIGAN, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST BY WARRANTY DEED FROM SILO BEND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20200828-0097722 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 27, 2020 AND RECORDED ON AUGUST 28, 2020. AND AFFIDAVIT RECORDED AS INSTRUMENT NO. 20210405-0043680

BEING THE SAME PROPERTY CONVEYED TO CHELSEA HARTIGAN, UNMARRIED, AND DANIEL HARTIGAN AND WIFE, DENISE HARTIGAN, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM CHELSEA HARTIGAN, UNMARRIED, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AND DANIEL HARTIGAN AND WIFE, DENISE HARTIGAN, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NO. 20220324-0033827 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 24, 2022 AND RECORDED ON MARCH 24, 2022.

This is Improved Property commonly known as: 1633 54th Avenue North #11, Nashville, TN 37209.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 4th day of Sep., 2024.

CHELSEA HARTIGAN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Chelsea Hartigan, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of Sep., 2024.

Notary Signature

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Witness my hand this the 8 day of August 2024.

DANIEL HARTIGAN

DENISE HARTIGAN

STATE OF New Jersey

COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel Hartigan and Denise Hartigan, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of August 2024.

Notary Signature

My commission expires: 10/18/26

DONNA M MADDALONI
Notary Public, State of New Jersey
My Commission Expires Oct 18, 2026

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **September 4, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

9/5/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025