Batch #
09/10/2024 08:23:39 AM
Fees: $12.00 Taxes: $0.00
DEEDQC
2 pgs
20240910-0069469

39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #24-1219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Matthew Cahill, married,** hereinafter called the **Grantor,** does hereby quitclaim unto **Matthew Alexander Cahill, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Neese Heights of record in Plat Book 1424, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Cahill and Matthew Alexander Cahill, as joint tenants with right of survivorship by Warranty Deed from Robert Walsh, married of record in Instrument No. 20240322-0019957 Register's Office for Davidson County, Tennessee, dated March 21, 2024 and recorded on March 22, 2024. Matthew Cahill is married; however, the subject property has not been his residence or his spouse's residence.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely **Matthew Alexander Cahill, unmarried**

This is improved property, known as: 111 Neese Drive, Nashville, TN 37211

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Matthew Alexander Cahill	**Pinnacle Bank**	**119-15-0-159.00**
111 Neese Drive	**150 3rd Avenue South, Ste 1000**	
Nashville, TN 37211	**Nashville, TN 37210**	

WITNESS THE EXECUTION HEREOF this 30th day of August, 2024.

Matthew Cahill

State of Tennessee
County of Davidson

On this 30th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Cahill, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath ~~that the~~ actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 30th day of August, 2024.

Notary Public

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/26