This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

Karen Johnson
Batch # 1201320
11/05/2024 11:41:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241105-0085823

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Eugene A. Gallagher, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 16th day of October, 2024.

Adam J. Berk, Notary Public
My Commission Expires: 11/2/2026

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Marie C. Gallagher, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 16th day of October, 2024.

Adam J. Berk, Notary Public
My Commission Expires: 11/2/2026

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Eugene A. Gallagher & Marie C. Gallagher, Trustees 208 LaVista Drive Nashville, TN 37215	SAME	131-5-53

FOR NO MONETARY CONSIDERATION, we, Eugene A Gallagher and Marie C. Gallagher, by these presents do hereby quitclaim and convey unto Eugene A. Gallagher and Marie C. Gallagher, Trustees of the Gallagher Family Living Trust, dated October 16, 2024, all our right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of zone Lot Division of Lots 1, 2 & 3 a re-subdivision of Lot 32, Russwood Heights, as of record in Book 6250, page 335, said Register's Office as revised in Book 6250, page 879, said Register's Office to which plan reference is hereby made more a more complete description.

Being the same property conveyed to Eugene A. Gallagher and Marie C. Gallagher by Special Warranty Deed from Sharmel Dawson-Tyau of record via Instrument No. 20040903-0107156 said Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on September 3, 2004.

This improved property known as 208 LaVista Drive, Nashville, TN 37215.

Witness our hands this 16th day of October, 2024.

Eugene A. Gallagher

Marie C. Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene A. Gallagher** and **Marie C. Gallagher**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2024.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires: November 2, 2026