Karen Johnson
Batch # 1300076
07/21/2025 10 42 36 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250721-0057193

This instrument was prepared by:
John Augustus Kim
26895 Aliso Creek Rd #B777
Aliso Viejo, CA 92656

Once recorded, return to:
Jennifer Gallagher
809 Vista Cerro Drive
Paso Robles, CA 93446

Tax Parcel ID Number 082-14-0A-130 00

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($0) in hand, Jennifer Gallagher (the "Grantor"), does hereby remise, release, and forever quitclaim to Jeffrey Adam Gallagher and Jennifer Tracy Gallagher, as trustees of the Gallagher Family Trust, a revocable trust with an address of 809 Vista Cerro Drive, Paso Robles, CA 93446 (the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 772 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No 20051221-D153160 and amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No 20051221-0153160 and amended in Instrument No 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Jennifer Gallagher by Warranty deed from IRA Innovations, LLC FBO Admir Hrstic IRA 50% interest and IRA Innovations LLC FBO Ivana Hrstic IRA, a 50% interest, of record in Instrument No 20210714-0094515 Register's Office for Davidson County, Tennessee, dated July 9, 2021 and recorded on July 14, 2021

This conveyance is made subject to further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated

between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

This is improved property, known as 772 1st Avenue North, Nashville, TN 37201

Until amended, tax information shall be sent to

Name Jeffrey Gallagher and Jennifer Gallagher

Address 809 Vista Cerro Drive, Paso Robles, CA 93446

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed as of the date hereinunder

Grantor Signature Jennifer Gallagher Date July 14, 2025

Printed Name Jennifer Gallagher

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
)
County of San Luis Obispo)

On July 14, 2025, before me, Harsh Amin, notary public, personally appeared Jennifer Gallagher, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Signature) (Seal)

