Karen Johnson Davidson County
Batch # 1393159 DEEDQC
03/16/2026 10:23:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260316-0020555

Prepared by & return to:
Scott Houseman, Esq.
27 Appleton Avenue
Beverly, MA 01915

Commonwealth of Massachusetts
County of Essex
The actual consideration or value
whichever is greater for this transaction is
$1.00 (One Dollar)

Scott Houseman

Affiant

Karen McCann
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 3, 2030

Subscribed and Sworn to before me
This 11th day of September, 2025

Karen McCann

Notary Public
Commission expires: 5/3/2030

Address of New Owner:	Send Tax Bill to:	Map & Parcel
Catherine M. Brennan 36 Thorndike St. Beverly, MA 01915	New Owner	042-16-0-040.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Neil A. Levine and Catherine M. Brennan, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine M. Brennan, a married woman

HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Part Two, Finnland Heights of record in Plat Book 1424, Page 7, 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 Neil A. Levine and Catherine M. Brennan, husband and wife by Warranty deed from Charles W. Jernigan, a single man of record in Instrument No. 20220923–0105757 Register's Office for Davidson County, Tennessee, dated September 19, 2022 and recorded on September 23, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 105 Gibson Dr., Madison, TN 37115.

Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures on next page]

Executed as a sealed instrument this 25th day of November, 2024.

Catherine M. Brennan

Neil A. Levine

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this November 25th, 2024, before me, the undersigned notary public, personally appeared the above-named **Catherine M. Brennan** and proved to me through satisfactory evidence of identification, which was government issued identification or personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose.

LINDA C. HOLLAND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
January 22, 2027

Notary Public:
My commission expires: January 22, 2027

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this November 25th, 2024, before me, the undersigned notary public, personally appeared the above-named **Neil A. Levine** and proved to me through satisfactory evidence of identification, which was government issued identification or personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose.

LINDA C. HOLLAND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
January 22, 2027

Notary Public:
My commission expires: January 22, 2027