Karen Johnson
Batch # 1393159
03/16/2026 10:23:44 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260316-0020557

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)

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

Notary Public
Commission expires: 5/3/2030

Address of New Owner:	Send Tax Bill to:	Map & Parcel
Catherine M. Brennan, Trustee 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, I,

Catherine M. Brennan, a married woman,

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

Catherine Mary Brennan, Trustee of the CATHERINE MARY BRENNAN REVOCABLE TRUST u/d/t dated April 16, 2024,

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 Catherine M. Brennan, a married woman by Quitclaim deed from Neil A. Levine and Catherine M. Brennan, husband and wife, of record by deed dated November 25, 2024 and recorded concurrently herewith in Instrument No. _____ at the Register's Office for Davidson County, Tennessee.

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.

[Signature on next page]

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

Catherine M. Brennan

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