Karen Johnson Davidson County
Batch# 1421910 DEEDQC
05/19/2026 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260519-0044616

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 11 day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 06.29.27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Bevan Londergan and Abby S. Taylor
1215 Linden Ave
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

Map & Parcel:

105-13-0-089.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Bevan Londergan,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Bevan Londergan and Abby S. Taylor, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 63, as shown of record on the Belmont Land Company's Plat of Lots called Belmont Heights, in Book 421, Page 34 in the Register's Office for Davidson County. Tennessee.

Said westerly half of said Lot No. 63 fronts 50 feet on the south side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Bevan Londergan, an unmarried man by Warranty Deed from Seanache Homes, Inc., a Nevada Corporation of record in Instrument No. 20180913-0090811 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 13, 2018.

This is real property commonly known as 1215 Linden Ave., Nashville, TN 37212

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 11 day of May, 2026.

Bevan Londergan

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Bevan Londergan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11 day of May, 2026.

Notary Public

My Commission Expires: 06-29-27

HELEN F. MACKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 11, 2026.

J. Carlton Drumwright

May 11, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 11, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY