THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
107A Public Square, Suite 130
Lebanon, Tennessee 37087
615.358.9380

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
JAMES CALLAHAN AND MARTINA CALLAHAN REVOCABLE LIVING TRUST
257 COLLIER AVE
NASHVILLE, TENNESSEE 37211

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
JAMES CALLAHAN and MARTINA CALLAHAN Revocable Living Trust 257 COLLIER AVE NASHVILLE, TN 37211	Same as Grantee	119 14 0 009.00

This Quitclaim Deed (the "Deed") is made effective this 11 day of August, 2026 (the "Effective Date") between **James P. Callahan and wife, Martina M. Callahan** (the "Grantor") and **the JAMES CALLAHAN and MARTINA CALLAHAN Revocable Living Trust dated August 11, 2026** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 and the west 15 feet of Lot No. 25 Woodbine Courts Subdivision, Part 2, unrecorded.

Said Lot 26 and part of Lot 25 front together 90 feet on the south side of Collier Avenue and run back between parallel lines 155.5 feet to a dead line in the rear.

Subject to easement for public utility purposes of 12 1/2 feet along the south line of captioned property and a building setback line restriction of 35 feet from Collier Avenue, shown on the unrecorded plan of Woodbine Courts, Part 2, Block E.

BEING the same property conveyed to Ted Fairchild by deed from Waldine V. Alessio of record in Book 7095, Page 695, Register's Office for Davidson County, TN.

Being the same property conveyed to James P. Callahan and wife, Martina M. Callahan, by Warranty Deed in Record Book **Instrument No. 00009842-0000667**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, restrictions, covenants and other matters as shown of record.

This is property known as **257 COLLIER AVE, NASHVILLE, TN 37211**, and is an improved property.

Karen Johnson Davidson County
Batch# 1459242 DEEDQC
08/13/2026 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075242

Witness my hand this 11 day of August, 2026.

James P. Callahan, Grantor

Martina M. Callahan, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, James P. Callahan and Martina M. Callahan, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 11 day of August, 2026.

Notary Public

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Martina M Callahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 11 day of August, 2026.

Notary Public:

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 8/11/26.

Date

Affiant Signature

8/11/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 11 day of August, 2026.

Notary's Signature

My Commission Expires: 8/31/27

Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY