Karen Johnson Davidson County
Batch# 1469669 DEEDQC
09/08/2026 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0082893

NEW OWNER:

Luke Nelligan & Carroll Nelligan, Trustees
Nelligan Family Revocable Trust
700 Islay Court
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel:
091-05-0A-029.00 CO

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **LUKE NELLIGAN AND CARROLL NELLIGAN, husband and wife,** hereinafter called the Grantors, have quitclaimed to **LUKE NELLIGAN AND CARROLL NELLIGAN or their successors, as Trustees of the NELLIGAN FAMILY REVOCABLE TRUST, dated October 21, 2025, as amended,** hereinafter called the Grantee, all of their interest in and to its heirs and/or assigns, 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(s) 29, as shown on the map entitled Second Revision - Final Plat Sylvan Heights Phase Two, of record in Plat Book 7900, Page 216, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Luke Nelligan and Carroll Nelligan, husband and wife, by Warranty Deed from Kanan Alexander Vitolo, married, dated January 30, 2025, of record as Instrument 20250203-0007956, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Islay Court, Nashville, Tennessee 37209.

This conveyance is further subject 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, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 25th day of August, 2026.

LUKE NELLIGAN

CARROLL NELLIGAN

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LUKE NELLIGAN and CARROLL NELLIGAN, husband and wife,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of August, 2026.

Katie Suzan Guerdan
Notary Public, State of Indiana
Marion County
Commission Number NP0702687
My Commission Expires
July 12, 2033

My commission expires: July 12, 2033

Notary Public

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 25 day of August, 2026.

Notary Public

My commission expires:

MORGAN O'NEILL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 1, 2030
COUNTY OF WILSON

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 8-25-26.

Affiant Signature

8-25-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25 day of August, 2026.

Taylor Johnson
Notary Signature
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY