Karen Johnson Davidson County
Batch# 1472633 DEEDQC
09/15/2026 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260915-0085597

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-42657-26

QUITCLAIM DEED

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION IS $0.00.

AFFIANT DEVIN MONAGHAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH day of Sept. 2026.

NOTARY PUBLIC DENISE DELOZIER

My commission expires: JULY 25, 2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Monaghan and Audrey Monaghan 804 Gwynn Drive Nashville TN, 37216	Same as Address of New Owner	061-07-0-141

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **AUDREY MONAGHAN (Who obtained title as Audrey Faires, a single woman,)** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **DEVIN MONAGHAN AND AUDREY MONAGHAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, Block C, on the Plan of Broadmoor, Section No. 1 of record in Plat Book 547, Page (s) 161 and 162, 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 Audrey Faires, a single woman, from Kevin B. Guest and wife, Sherry M. Guest by Warranty Deed dated May 29, 2020, and recorded June 11, 2020, in Instrument Number 20200611-0059956, said Register's Office.

Property more commonly known as 804 Gwynn Drive, Nashville TN, 37216.

WITNESS MY HAND, this 8 day of Sept. 2026

Grantor

NKA

Audrey Faires NKA Audrey Monaghan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Audrey Faires NKA Audrey Monaghan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8TH day of Sept. 2026.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

DENISE DELOZIER
Printed Notary Name

My commission expires: JULY 25, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 8, 26 (date of document).

Jennifer Pennell

Sept 9, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 9, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal