Prepared By:
Timios, Inc. 5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467

Davidson County	DEEDQC
Recvd: 10/08/13 10:03	4 pgs
Fees:22.00 Taxes:0.00	
20131008-0105508	

Grantee:
JENNIFER B. GILBERT
1020 MONROE STREET
NASHVILLE, TN 37208

QUITCLAIM DEED

Send Tax Bills To: Jennifer B. Fitzgerald
1020 MONROE STREET NASHVILLE TN 37208
Map & Parcel Nos.: 081 16 0 161.00

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **JENNIFER B. GILBERT AND MAURICE FITZGERALD, II** do hereby quitclaim and convey unto **JENNIFER B. FITZGERALD**, A MARRIED WOMAN, their heirs and assigns, all of our [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: BEING THE WESTERLY PART OF LOT NO. 102 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERâ€™S FIRST ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTERâ€™S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF MONROE STREET, FORMER OPHELIA AVENUE, 351/2 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT NO. 102; THENCE NORTHERLY PARALLEL WITH AND 10 INCHES WESTERLY FROM THE HOUSE LINE ON THE EASTERLY PART OF SAID LOT NO. 102, 51 1/2 FEET TO AN IRON PIN 24 1/2 FEET WESTERLY FROM THE WESTERLY MARGIN OF AN ALLEY, CONTINUING NORTHERLY 38 1/2 TO THE CORNER OF THE IRONCLAD OUTHOUSE, 14.2 FEET WESTERLY FROM THE WESTERLY LINE OF SAID ALLEY, CONTINUING NORTHERLY PARALLEL WITH THE WEST LINE OF SAID ALLEY 20 FEET 2 INCHES TO THE NORTHWEST CORNER OF SAID HOUSE; THENCE NORTHERLY 56 1/2 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF AN ALLEY IN THE REAR; THENCE WITH THE SOUTHERLY MARGIN OF AN ALLEY, WESTERLY 11 FEET 2 INCHES TO THE DIVIDING LINE BETWEEN LOTS NOS. 101 AND 102 OF SAID PLAN; THENCE WITH THE DIVIDING LINE BETWEEN SAID TWO LOTS SOUTHERLY 174 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF MONROE STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, EASTERLY 28 FEET, MORE OR LESS, TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO SALLE ELIZABETH ANDERSON BY DEED FROM ASHLEI BROOKS, A SINGLE PERSON OF RECORD IN BOOK 8943, PAGE 986, SAID REGISTERâ€™S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY WILL OF RECORD, WILL BOOK 5557, PAGE B65570 AND INSTRUMENT NUMBER 20040618-0072521

1020 MONROE STREET NASHVILLE TN 37208

This is [improved/unimproved] property known as 1020 MONROE STREET.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 17th day of August, 2013.

Jennifer B. Fitzgerald
JENNIFER B. FITZGERALD

Maurice Fitzgerald II
MAURICE FITZGERALD, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Jennifer B. Fitzgerald and Maurice Fitzgerald .II, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at NASHVILLE, TN, this the 17TH day of AUGUST, 2013 ~~, 2005~~.

NOTARY PUBLIC
My Commission Expires: 11/4/2013

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Ashley Cowan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

ANC

Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~ L. Aguilera], a notary public for this county and state, [~~name of person making certification~~ Ashley Cowan] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/14/15

Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

The actual **consideration or value**, whichever is greater, for this transfer is $ 10.00.

Affiant

Diana Renteria

Subscribed and sworn to before me this ~~Sept~~ 20th day of Sept, 2013.

Notary Public

My Commission Expires: 3/14/15

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015