Davidson County DEEDQC	
Recvd: 10/01/15 13:25	5 pgs
Fees:27.00 Taxes:0.00	
20151001-0099948	

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
606-330-4880
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001
2902382\

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jeffrey L. Fitzpatrick & Angela M. Fitzpatrick	JEFFREY L FITZPATRICK ANGELA M. FITZPATRICK	098-06-0-A22-30-0CO
1708 Robindale Court	1708 ROBINDALE CT	
Hermitage, TN 37076	HERMITAGE TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) Dollars and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JEFFREY L. FITZPATRICK and ANGELA M. FITZPATRICK formerly known as ANGELA M. WRIGHT, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JEFFREY L. FITZPATRICK and ANGELA M. FITZPATRICK, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1708 Robindale Court, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

All that parcel of land in the City of Hermitage, Davidson County, State of Tennessee, as described in Deed Doc. # 20120314-0022107, ID # 098-06-0-A22-30-0CO, being known and designated as:

Lot 200, Phase Two, Section C, Bridgewater Subdivision, as shown on plat of record in Instrument Number 20070614-0071360, Register's Office for Davidson County, Tennessee, to which plat reference is made for a moro complete description.

TAX ID NO.: 098-06-0-A22-30-0CO

BEING the same property conveyed to Grantor herein by Deed recorded in Deed Doc. # 20120314-0022107 in the Register's Office of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1708 Robindale Court, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of September, 2015.

_____(seal)
JEFFREY L. FITZPATRICK

_____(seal)
ANGELA M. FITZPATRICK formerly known as
ANGELA M. WRIGHT

STATE OF TENNESSEE,
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JEFFREY L. FITZPATRICK, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 12 day of Sept, 2015.

_____
Notary Public
My Commission expires: 3-7-2017

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANGELA M. FITZPATRICK formerly known as ANGELA M. WRIGHT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 12 day of Sept., 2015.

Notary Public
My Commission expires: 3-7-2017

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

VALUATION AFFIDAVIT

We hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

JEFFREY L. FITZPATRICK

ANGELA M. FITZPATRICK formerly known as ANGELA M. WRIGHT

Subscribed and sworn to before me this 12 day of Sept., 2015

Notary Public
My Commission expires: 3-7-2017

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF HERMITAGE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED DOC # 20120314-0022107, ID# 098-06-0-A22-30-0CO, BEING KNOWN AND DESIGNATED AS:

LOT 200, PHASE TWO, SECTION C, BRIDGEWATER SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20070614-0071360, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORO COMPLETE DESCRIPTION.

PROPERTY ADDRESS: 1708 ROBINDALE CT, HERMITAGE TN 37076

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. FITZPATRICK AND ANGELA M. WRIGHT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY FEE SIMPLE DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION AS SET FORTH IN DOC # 20120314-0022107 DATED 03/02/2012 AND RECORDED 03/14/2012, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Terri Baker, 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.

Signature

State of Pennsylvania

County of Beaver

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

*Terri Baker

Notary's Signature

My Commission Expires: 5/4/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES