Davidson County DEEDQC Recvd: 08/24/16 15:20 3 pgs Fees:17.00 Taxes:0.00 **20160824-0088780**	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration for this transfer is: $-0-. Sharon Fitzgerald Johnson Affiant Subscribed and sworn to before me, this 19 day of August, 2016. Jan Beth Long Notary Public My Commission Expires: 3-18-19

JAN BETH LONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-18-2019

QUITCLAIM DEED

Address New Owner: Sharon D. Fitzgerald-Johnson 1915 Randolph Place Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131-7-E-13

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **PATRICIA FITZGERALD COLEMAN**, a married person (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **SHARON D. FITZGERALD JOHNSON**, an unmarried person, her heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7B on the Plan of Evergreen, as shown on the Plat of record in Plat Book 6250, page 395, as amended per Master Deed of record in Book 6936, pages 936-975, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon D. Fitzgerald, unmarried, and Douglas L. Fitzgerald and Margaret L. Fitzgerald by deed dated November 23, 1988 from Belle Meade Builders, Inc. of record in Book 7712, page 519, Register's Office for Davidson County, Tennessee. The said Douglas L. Fitzgerald, being the husband of the said Margaret L. Fitzgerald, died intestate on May 25, 1995, leaving Patricia Fitzgerald Coleman and Sharon D. Fitzgerald as his sole heirs-at-law. The said

Margaret L. Fitzgerald having since died intestate on May 23, 2014, leaving Patricia Fitzgerald Coleman and Sharon D. Fitzgerald Johnson as her sole heirs-at-law as evidenced by Final Order in the Administration of The Estate of Margaret L. Fitzgerald, dated May 19, 2015, and entered in Minute Book 138A, page 276, Probate Court for Rutherford County, Tennessee. The said Sharon D. Fitzgerald being one and the same as Sharon D. Fitzgerald Johnson.

This is improved property known as 1915 Randolph Place, Nashville, Tennessee, 37215.

The subject property is not now, nor has it ever been, the marital residence of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of August, 2016.

Patricia Fitzgerald Coleman

PATRICIA FITZGERALD COLEMAN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named PATRICIA FITZGERALD COLEMAN, the bargainor, 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 official seal at office, this 19 day of August, 2016.

JAN BETH LONG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-18-2019

Jan Beth Long

Notary Public

My Commission Expires: 3-18-2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

