THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170024040 DEEDQC
Recvd: 03/21/17 15:16 2 pgs
Fees:12.00 Taxes:0.00
20170321-0027669

ADDRESS NEW OWNER:
Joann Brent
1005 Joanne Pt
Mt. Juliet, TN 37122

LENDER:

SEND TAX BILLS TO:
OWNER

MAP-PARCEL:
Map 086 01 0
Parcel 054.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Joe R. Fitzpatrick,** hereinafter called the Grantor(s), have bargained and sold, and do hereby quitclaim and convey unto **Joann Brent and Joy E. Gray, as tenants in common, Grantor reserving for himself a life estate interest,** hereinafter called the Grantee(s), their heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of Addition to Section IV, Hermitage Hills, as of record in Book 3842, Page 128, Register's Office for Davidson County, Tennessee.
Said lot fronts 75 feet on the southeasterly side of Pacifica Drive and runs back 152.3 feet on the northeasterly line and 155.7 feet on the southwesterly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Joe R. Fitzpatrick and wife, Marilyn C. Fitzpatrick by deed from Jones Lumber Company, Incorporated, dated October 10, 1968, filed of record in Book 4277, Page 22, Register's Office for Davidson County, Tennessee. The said Marilyn C. Fitzpatrick now being deceased.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions, easements, setback lines and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 3823 Pacifica Drive, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) this 21st day of March, 2017.

Joe R. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe R. Fitzpatrick, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day March, 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

MARTHA T UNDERHILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-11-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is: $-0-.

AFFIANT

Subscribed and sworn before me
this 21st day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

MARTHA T UNDERHILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-11-2017