**THIS INSTRUMENT PREPARED BY:**
**Kevin D. Montgomery**
**Premier Escrow, LLC**
**4301 Hillsboro Road, Suite 300**
**Nashville, Tennessee 37215**
**(615) 269-6626**

BILL GARRETT, Davidson County
Trans:T20170032393 DEEDQC
Recvd: 04/18/17 11:00 2 pgs
Fees:13.00 Taxes:64.75
20170418-0037655

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $17,500.00.

Karen Grubbs
**AFFIANT**

Subscribed and sworn to before me this 17th day of April, 2017.

Notary Public

My Commission Expires November 5, 2019

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

---

**Address New Owners As Follows:**
Karen Louis Grubbs
7575 Bidwell Road
Joelton, TN 37080

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
008 00 127.00

---

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that, Ima Jean Fitzgerald ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer to Karen Louise Grubbs. ("Grantee"), all of her right, title and interest in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, Lot Line Shift Grubbs-Fitzgerald Plat of record in Instrument No. 20160817-0086074, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to John W. Fitzgerald and wife Ima Jean Fitzgerald by deeds of record in Book 4329, page 24 and in Book 8449, page 454, said Registers Office. John W. Fitzgerald has since died vesting his interest in his wife, Ima Jean Fitzgerald.

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

**WITNESS** my hand this 17 day of April, 2017.

**GRANTOR:**

Ima Jean Fitzgerald
Ima Jean Fitzgerald

.0/

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned notary public, of said county, Ima Jean Fitzgerald, the within named bargainor, with whom I am personally acquainted and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 17th day of April, 2017.

Notary Public

My Commission Expires: _____




.0/