Bill Garrett Davidson County
Batch# 129235 DEEDQC
08/15/2018 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180815-0080886

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Tracey Simmons
474 Radnor Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
119-13-213

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Pike, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Tracey Simmons
Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 14 day of August, 2018.

Notary Public

My Commission Expires: 9-20-21
(Affix Seal)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance, I, **Tracey Fitzpatrick**, by these presents do hereby quitclaim my interest unto **Jacob N. Moore, Trustee**, his successors and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 94 and Lot No. 95 on the plan of College Heights, of record in Book 332, Page 19, Register's Office for said County.
>
> BEING the same property conveyed to Tracey Fitzpatrick by Warranty Deed from Juan C. Rosselot and wife, Rhonda B. Rosselot, dated July 29, 1996 and recorded August 6, 1996, in Book 10147, page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as: 474 Radnor Street, Nashville, Tennessee 37211.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

And now, I, the said **Jacob N. Moore, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Tracey Simmons**, her heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this instrument has been executed this 14 day of August, 2018.

Tracey Fitzpatrick
Tracey Fitzpatrick

Jacob N. Moore, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracey Fitzpatrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of August, 2018.

Notary Public

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

My commission expires: 9-20-21

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob N. Moore, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of August, 2018.

Notary Public

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

My commission expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY