Karen Y Johnson Davidson County
Batch# 148552 DEEDQC
10/03/2018 12:17:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20181003-0098201

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SEAN P. FITZGERALD
MELODIE S. FITZGERALD
140 GROVE LANE S
HENDERSONVILLE, TN 37075

File # CF-TN-77132

OWNER (SEND TAX BILLS TO):

SEAN P. FITZGERALD
MELODIE S. FITZGERALD
140 GROVE LANE S
HENDERSONVILLE, TN 37075

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FITZGERALD NASHVILLE PROPERTIES, LLC, a Tennessee limited liability company (herein, "Grantor"), whose address is 419 Warren Hill Drive, Mount Juliet, TN 37122, hereby bargains, sells, remises, releases, quit claims and conveys to SEAN P. FITZGERALD and MELODIE S. FITZGERALD, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 140 Grove Lane S, Hendersonville, TN 37075, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 421 Cedarmont Drive, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 162 13 0 116.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 25 day of Sept, 2018.

GRANTOR:

FITZGERALD NASHVILLE PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Printed Name: Sean P Fitzgerald
Title: Owner

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sean Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Owner of FITZGERALD NASHVILLE PROPERTIES, LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 25 day of Sept, 2018.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-22-22

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
May 22, 2022

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $153,750.00.

Grantee:

Grantee signature: _____
SEAN P. FITZGERALD

Subscribed and sworn to under oath before me, this 25 day of Sept, 2018 by SEAN P. FITZGERALD.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/22/22

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires May 22, 2022

Grantee:

Grantee signature: _____
MELODIE S. FITZGERALD

Subscribed and sworn to under oath before me, this 25 day of Sept, 2018 by MELODIE S. FITZGERALD.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/22/22

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires May 22, 2022

All Purpose Acknowledgement

State of: TN

County of: Davidson

On this 25th day of September 2018, before me Donyetta Lark, a Notary Public, personally appeared Sean P. Fitzgerald,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Printed Name: Donyetta Clark
My commission expires:
5/22/22

DONYETTA MARIE LARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
Seal

My Commission Expires
May 22 2022

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Oath of Consideration

Document Date: September 25, 2018 Number of Pages: _____

Signers other than named above: Melodie S. Fitzgerald

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is 153.760.

Grantee:

Grantee signature: _____
SEAN P. FITZGERALD

Subscribed and sworn to under oath before me, this 25 day of Sept, 2018 by SEAN P. FITZGERALD.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/22/22

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
May 22, 2022

Grantee:

Grantee signature: _____
MELODIE S. FITZGERALD

Subscribed and sworn to under oath before me, this 25 day of Sept, 2018 by MELODIE S. FITZGERALD.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/22/22

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
May 22, 2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 ON THE PLAN OF SECTION TWO-A, MONTE CARLO OF RECORD IN PLAT BOOK 4955, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in 20180514-0045657 on May 14, 2018.

PIN NO: 162-13-0-116.00

STREET ADDRESS:

421 Cedarmont Drive, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY