**THIS DOCUMENT PREPARED BY:**
Bryan Howard
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 201327 DEEDQC
03/04/2019 09:59:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190304-0019314

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2019.

Notary Public

My Commission Expires:

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Frank Bruce Fitzpatrick and Carolyn Abernathy Fitzpatrick, Trustees 2211 Hampton Avenue, Nashville, Tennessee 37215 | SAME | Map: 117-6-108 Parcel: 07DA-24270 |

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that Frank Bruce Fitzpatrick and Carolyn Abernathy Fitzpatrick (together the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcel of real property, hereby release, remise and quitclaim unto, Frank Bruce Fitzpatrick and Carolyn Abernathy Fitzpatrick, Trustees of the Fitzpatrick Tennessee Community Property Trust dated February 27, 2019, all right, title and interest of the Grantors in and to

a certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

**WITNESS** our hands on February 27, 2019.

FRANK BRUCE FITZPATRICK

CAROLYN JANE ABERNATHY

STATE OF TENNESSEE

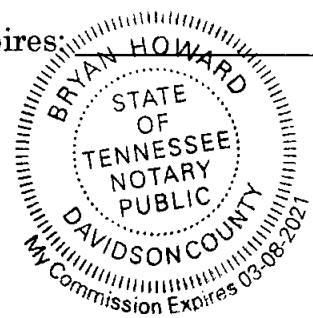
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Bruce Fitzpatrick and Carolyn Abernathy Fitzpatrick, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 27th day of February, 2019.

Notary Public

My Commission Expires:



# EXHIBIT A

## Legal Description

Being the easterly 175 of the westerly 200 feet of the southerly part of Lot No. 22 on the plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May, 1910, as follows:

BEGINNING at the southeast corner of Hampton Avenue and 23rd Avenue South, thence with southerly margin of Hampton Avenue eastwardly 175 feet; thence southwardly parallel with the easterly margin of 23rd Avenue South, 340 feet more or less, the northerly line of Lot No. 36; thence with said line westwardly 175 feet to the easterly margin of 23rd Avenue South; thence with said Avenue northwardly 341 feet to the beginning.

Being the same property conveyed to Frank Fitzpatrick and wife, Carolyn Fitzpatrick, by deed from Thomas M. Harris and wife, Maude Bell Harris, of record as Instrument No. 787161/in Book 5667, page 382, Register's Office for Davidson County, Tennessee.

This is improved property known as 2211 Hampton Avenue, Nashville, Tennessee 37215.