THIS INSTRUMENT PREPARED BY:

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204 South 11th Street
Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 216324 DEEDQC
04/10/2019 03:13:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190410-0032866

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tony Ritzman Rise Ritzman 3301 Trail Dairy Cr. N Fort Myers, FL 33917	New Owner	052-09-0-137.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ruben M. Garces and wife, Monica A. Czulewicz,** by these presents does hereby quitclaim and convey unto **Tony Ritzman and Rise Ritzman, husband and wife,** their heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Montague Subdivision of record in Plat Book 421, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John T. Wade and wife, Jane W. Wade by Warranty deed from Martha H. Reeves, widow of D. F. Carter Reeves, Jr. of record in Book 9844, page 15 Register's Office for Davidson County, Tennessee, dated October 27, 1995 and recorded on October 31, 1995.

Being a portion of the same property conveyed to John T. Wade and Jane W. Wade Revocable Living Trust by Quit Claim deed from John T. Wade and wife, Jane W. Wade of record in Book 11221, page 13 Register's Office for Davidson County, Tennessee, dated October 2, 1998 and recorded on November 25, 1998.

Being the same property conveyed to Ruben M. Garces and wife, Monica A. Czulewicz, by Warranty deed from John T. Wade and Jane W. Wade, as Trustees under the John T. Wade and Jane W. Wade Revocable Living Trust of record in Instrument No. 20170901-0090409 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 01, 2017.

Being also known as 1201 Fernbank Drive Madison, TN 37115.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 9 day of April, 2019.

My commission expires: 07-05-2021 (Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of October, 2018.

Ruben M. Garces

Monica A. Czulewicz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ruben M. Garces and Monica A. Czulewicz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 09 day of April, 2019.

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021