THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of September 2019. Notary Public My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Agatha Fitzgerald, Trustee 3401 Benham Avenue Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117-07-80

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Agatha S. Fitzgerald, an unmarried person** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Agatha Fitzgerald, Trustee of the Agatha Fitzgerald Revocable Living Trust dated September 30, 2019** its heirs and assigns all of her rights, title andinterest in the real property in the County of Davidson, State of Tennessee, and more particularlydescribed on the attached "Exhibit A."

This is improved property known as 3401 Benham Avenue Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 297211 DEEDQC
10/07/2019 11:11:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191007-0102424

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September 2019.

Agatha S. Fitzgerald

Agatha S. Fitzgerald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Agatha S. Fitzgerald,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September 2019.

Notary Public

My Commission Expires: 3/3/20

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

"Exhibit A"

LAND lying in the Seventh Civil District of Nashville, Davidson County, Tennessee, being Lots 187 & 188 and a portion of Lot 227 on the Plan of Noel's Subdivision of Watkins Grove as of record in Book 547, Page 156, Register's Office for said county, and being further described as follows:

BEGINNING at a iron pin (N) on the southwest corner of the right-of-way of Stokes Lane and Benham Avenue; thence with the westerly right-of-way of Benham Avenue S 01° 47' 46" W - 341.63 feet to an iron pin (O) and being the northeastern corner of property owned by John R. Brackman & Celeste Waterman (D.B. 9082, Page 635); thence leaving Benham Avenue and running with the northern line of said Brackman/Waterman property N 88° 16' 52" W - 200.07 feet to an iron pin (O); thence, continuing with Brackman/Waterman parcel S 01° 47' 46" W - 32.90 feet to an iron pin (N) and being the northeastern corner of property owned by Louis M. Miles (D.B. 8590, Page 890); thence with northerly line of Miles property N 64° 23' 35" W - 49.70 feet to an iron pin (O) and being the southeast corner of property owned by Post Apartment Homes, L.P. (D.B. 9423, Page 137); thence running along the eastern line of said Post Apartment Home Property N 08° 05' 39" E - 414.48 feet to an iron pin (N) in the southerly right-of-way of Stokes Lane; thence running with the southerly right-of-way of Stokes Lane S 72° 14' 16" E - 208.10 feet to the point of beginning and containing 1.93 acres, more or less, according to a survey prepared by Kevin A. Edmonson, RLS No. 1515, Registered Land Surveyor, dated January 25, 2000.

Being the same property conveyed to Agatha S. Fitzgerald from Ralph W. FItzgerald by Quitclaim Deed recorded October 13th, 2004 in Instrument No. 20041013-0123367, in the Register's Office of Davidson County, Tennessee.