LLG-0654

Karen Johnson Davidson County
Batch# 328877 DEEDQC
12/13/2019 07:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191213-0128483

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

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:
James Anthony Ritzman and Rise Simone Ritzman, Trustees 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, **Rise Ritzman, unmarried,** by these presents does hereby quitclaim and convey unto **Rise Simone Ritzman, Trustee of the Ritzman Revocable Living Trust dated February 2, 2018,** heirs, successors and assigns, her/its 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 the same property conveyed to Tony Ritzman and Rise Ritzman, husband and wife, by Quitclaim deed from Ruben M. Garces and wife, Monica A. Czulewicz, of record in Instrument No. 20190410-0032866, Register's Office for Davidson County, Tennessee, dated October 1, 2018 and recorded on April 10, 2019.

**Tony Ritzman AKA James Anthony Ritzman having since died on October 13, 2019.

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

STATE OF FL
COUNTY OF Lee

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5th day of December, 20 19

Affiant

My commission expires:
(Affix Seal)
Dec 8th 2022

Notary Public

JOSUE RUIZ
Notary Public, State of Florida
Commission# GG 276267
My comm. expires Dec. 8, 2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of December, 2019

Rise Ritzman

STATE OF FL
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Rise Ritzman**, 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 5th day of December, 2019

JOSUE RUIZ
Notary Public, State of Florida
Commission# GG 276267
My comm. expires Dec. 8, 2022

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022