Karen Johnson Davidson County
Batch# 576186 DEEDQC
02/24/2021 08:17:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210224-0022607

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Christine Solaro and Rex Fitzgerald	New Owner	08110032900
(NAME) 1619 24th Avenue North	(NAME) Same	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NICOLE CHRISTINE SOLARO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICOLE CHRISTINE SOLARO AND REX FITZGERALD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Subdivision of the Georgia Industrial Reality Co. North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly side of 24th Avenue, North 50 feet South of the Northeast corner of said Lot No. 19, and running thence Southerly 5 feet; thence at right angles parallel to the dividing line between Lots Nos. 19 and 20 on said Plan, a distance of 150 feet to a point; thence Northerly 50 feet; thence Easterly and parallel with the dividing line between said Lots Nos. 19 and 20, a distance of 150 feet, to the point of beginning.

Being the same property conveyed to Nicole Christine Solaro by Warranty Deed dated January 17, 2019 from Rex Tracy Fitzgerald, recorded on January 17, 2019, of record in Instrument Number 20190117-0005143, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved x property, known as unimproved 1619 24th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 17 day of February, 2021.

Nicole Christine Solaro

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Nicole Christine Solaro with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 17 day of February, 2021.

My commission expires: ~~4-10-24~~ 4-13-24

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary