AFTER RECORDING RETURN TO:
Placer Title
9087 Foothills Blvd
Roseville, CA 95747
File No. 17-765709

Karen Johnson Davidson County
Batch# 606935 DEEDQC
04/05/2021 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210405-0044216

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 147070B01600C0

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of MARCH, 2021, by and between **Teresa Fitzgerald-Rossman F/K/A Teresa Fitzgerald, a married woman, joined in execution by her spouse Jeffrey Rossman,** a mailing address of 4958 Edmondson Pike, Unit C16, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Teresa Fitzgerald-Rossman and Jeffrey Rossman, wife and husband, as tenants by the entirety,** a mailing address of 4958 Edmondson Pike, Unit C16, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being all of Unit No. C-16, in Woodlea Place Townhouses, as shown on plat and survey of same appearing of record in Book 5030, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete description of said property.

Property Address: 4958 Edmondson Pike Unit C16, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Teresa Fitzgerald, unmarried, by deed from Sherry Williams, Patricia Franklin, Peggy Bell, and Jill McDonald, as shown of record in Instrument #20040617-0071686, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Teresa Fitzgerald-Rossman F/K/A Teresa Fitzgerald

Jeffrey Rossman

STATE OF TN.
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Teresa Fitzgerald-Rossman F/K/A Teresa Fitzgerald and Jeffery Rossman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson County, this 26 day of MARCH, 2021.

Notary Public
My Commission expires: 3-7-2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

DONNA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/7/2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Teresa Fitzgerald-Rossman

Affiant

STATE OF TN
COUNTY OF Wilson

Sworn to before me this 26 day of MARCH, 2021.

Notary Public
My Commission Expires: 3-7-2023

DONNA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/7/2023

Name and address for person(s) responsible for taxes:

Teresa Fitzgerald-Rossman and Jeffery Rossman
4958 Edmondson Pike, Unit C16
Nashville, TN 37211

Name and address of property owner:

Teresa Fitzgerald-Rossman and Jeffery Rossman
4958 Edmondson Pike, Unit C16
Nashville, TN 37211

True Copy Certification

I, Tara Reel, 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.

Tara Reel

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Placer)

On 2/7/19 before me, BL Thompson, Notary Public

personally appeared TARA Reel,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Notary Public Seal)

B. L. THOMPSON
Notary Public - California
Sacramento County
Commission # 2251746
My Comm. Expires Aug 25, 2022