Name and Address of New Owners:
Lynda Marie Fitzhugh
Brian Fitzhugh
5352 Sunnyvale Dr.
Antioch, TN 37013

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger, Holder & King, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Map & Parcel: 176-05-0A-114.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LYNDA MARIE FITZHUGH formerly known as LYNDA MARIE SMITH**, hereinafter called the GRANTOR has bargained and sold, and by these presents do transfer and convey unto **LYNDA MARIE FITZHUGH and BRIAN FITZHUGH, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 884-887, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Lynda Marie Smith by warranty deed from Howard Douglas dated June 8th, 2020 and filed for record in Instrument Number 20200617-0063124 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as may affect the premises.

This is improved property located on 5352 Sunnyvale Dr. Antioch, TN 37013.

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 my hand this 19 day of April, 2021.

Lynda Marie Fitzhugh
LYNDA MARIE FITZHUGH

Karen Johnson Davidson County
Batch# 622403 DEEDQC
04/26/2021 11:47:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210426-0055028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNDA MARIE FITZHUGH with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of April, 2021.

LAKEN MANIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Laken Manier
Notary Public
My Commission expires: 12-18-2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Brian Fitzhugh
Affiant Signature

Subscribed and shown to before me, this the 19 day of April, 2021.

Laken Manier
Notary Public

LAKEN MANIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-18-2022