Karen Johnson Davidson County
Batch# 631568 DEEDQC
05/07/2021 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210507-0061629

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

REGINA BLATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

JM-SB-LHL-20-745

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jill Marie Fitcheard-Verge and Joey Monteze Verge, wife and husband	**NEW OWNER**	
(NAME) **745 Windsor Trace,**	(NAME)	**026-06-0-119.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JILL MARIE FITCHEARD-VERGE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL MARIE FITCHEARD-VERGE AND JOEY MONTEZE VERGE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 348 ON THE PLAN OF SUBDIVISION OF WINDSOR GREEN, PHASE II, SECTION III OF RECORD IN PLAT BOOK 6900, PAGE 845, 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 THE SAME PROPERTY CONVEYED TO JILL M. DOBSON, AN UNMARRIED PERSON BY WARRANTY DEED FROM RODNEY KENT ADAIR AND DEBRA EVANS ADAIR OF RECORD IN INSTRUMENT NO. 20040407-0039734 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2004 AND RECORDED ON APRIL 07, 2004.

The said Jill M. Dobson has since married and is now known as Jill Marie Fitcheard-Verge.

This instrument is being executed to add the grantor's spouse to title.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **745 Windsor Trace, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 5th day of May, 2021.

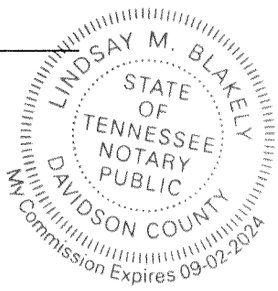
Jill Marie Fitcheard-Verge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL MARIE FITCHEARD-VERGE, the within named bargainor, 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 official seal, this the 5th day of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY