Karen Johnson Davidson County
Batch# 724961 DEEDQC
09/28/2021 08:29:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210928-0129797

TENNESSEE QUITCLAIM DEED

This instrument was prepared by:
And when Recorded Mail to:
Rob Fitzpatrick & Michelle Fitzpatrick
2528 Arbor Pointe Cove
Hermitage, TN 37076

Name and address of the new owner:	**ROB FITZPATRICK AND MICHELLE FITZPATRICK, TRUSTEES OF THE ROB AND MICHELLE FITZPATRICK REVOCABLE TRUST DATED 23-Sept, 2021, AND ANY AMENDMENTS THERETO**
Name and address of the Mortgagee:	N/A
Tax map parcel number:	137-04-0-B 009.00CO
Mail tax bills to:	Rob Fitzpatrick & Michelle Fitzpatrick, TRUSTEES Address: 2528 Arbor Pointe Cove Hermitage, TN 37076

FOR AND IN CONSIDERATION of -0- Dollars (**Exempt pursuant to T.C.A. Section 67-4-409(F)**) I, **ROB L. FITZPATRICK AND MICHELLE L. FITZPATRICK, HUSBAND AND WIFE,** the Grantor, hereby quitclaim all of our right, title and interest in and to the following described property unto **ROB FITZPATRICK AND MICHELLE FITZPATRICK, TRUSTEES OF THE ROB AND MICHELLE FITZPATRICK REVOCABLE TRUST DATED 23-Sept, 2021, AND ANY AMENDMENTS THERETO**, as tenants by the entirety with rights of survivorship **(T.C.A. Section 35-15-510)** certain real estate in **Davidson** County, **Tennessee**, being more particularly described as follows

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Taxes for the current year are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.
THIS CONVEYANCE IS ALSO SUBJECT TO the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements.

WITNESS MY HAND this 23 day of September, 2021

Rob L. Fitzpatrick

Michelle Fitzpatrick

Michelle L. Fitzpatrick

Acknowledgment:

STATE OF Tennessee)
SS
COUNTY OF Davidson)

On the 23rd day of September, 2021, **Rob L. Fitzpatrick and Michelle L. Fitzpatrick**, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared, the Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she and he executed the same as her and his, respectively, free act and deed.

Notary Public Lee M. Caldwell

My commission expires: Oct. 23. 2025.

LEE M. CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Oath of Consideration:

I hereby swear that the actual consideration of value, whichever is greater, for this transfer is $0.00, Zero dollars.

Affiant

Subscribed and sworn to before me this 23rd day of September, 2021.

Notary Public Lee M. Caldwell

My Commission Expires: Oct. 23, 2025

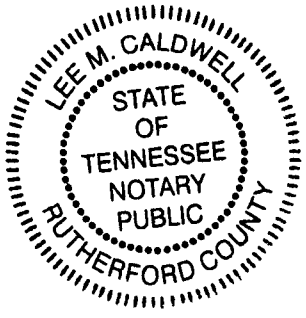


EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 9, on the Final Plat on Arbor Crest Subdivision, of record in Instrument 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by Warranty Deed dated 04/09/2015 from KDS Investments General Partnership, a Tennessee General Partnership of record in Instrument 20150413-0032566, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Instrument 20071129-0138522, (2) 10. Covenants, conditions, easements and restrictions of record in Instrument 20081201-0116546, as amended of record in Instrument 20150122-0006403, (3) Stormwater Detention Agreement of record in Instrument 20050321-0030718, (4) Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, of record in Instrument 20150501-0039493, and (5) Charter of the Homeowners Association of record in Instrument 20060914-0113687, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Commonly known as: 2528 Arbor Pointe, Hermitage, TN 37076

APN: 137-04-0-B 009.00CO