Karen Johnson Davidson County
Batch# 884160 DEEDQC
07/05/2022 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220705-0077370

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 24th day of June, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-02-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Aaron Lee Fitzsimmons and/or Jennifer Marie Fitzsimmons, Trustees 301 Page Road Nashville, Tennessee 37205	SAME	130 09 0 013.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron Lee Fitzsimmons and wife, Jennifer Marie Fitzsimmons**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Aaron Lee Fitzsimmons and/or Jennifer Marie Fitzsimmons, Trustees of the Aaron and Jennifer Fitzsimmons Living Trust, established by the Revocable Trust Agreement of Aaron Lee Fitzsimmons and Jennifer Marie Fitzsimmons dated June 24, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of June, 2022.

Aaron Lee Fitzsimmons

Jennifer Marie Fitzsimmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Lee Fitzsimmons and Jennifer Marie Fitzsimmons, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2022.

My Commission Expires:

JEFFREY O'REILLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 of Block "C" on the Second Revised Plan of Highlands of Belle Meade, No. 2, as of record in Book 1130, Page 62, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Brookfield Avenue, the common corner of lots Nos. 11 and 12; thence with the line between said lots southerly 160.9 feet to a point; thence easterly 235.11 feet to the westerly margin of Page Road; thence with the margin of the same, northerly 153.96 feet to the beginning of a curve; thence around said curve, northwesterly 24.95 feet to the southerly margin of Brookfield Avenue; thence with the margin of the same westerly 167.33 feet to the beginning.

Being the same property conveyed to Aaron Fitzsimmons and Jennifer Fitzsimmons, husband and wife, by deed from Chandelier Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20150612-0056003, Register's Office for Davidson County, Tennessee.

Aaron Lee Fitzsimmons and Aaron Fitzsimmons are one and the same person. Jennifer Marie Fitzsimmons and Jennifer Fitzsimmons are one and the same person.

This is improved property known as 301 Page Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24, 2022.

07-05-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of July, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

