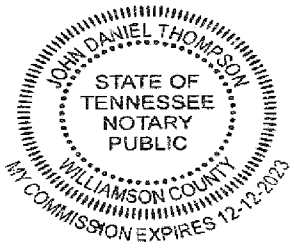
Karen Johnson Davidson County
Batch# 965336 DEEDQC
01/27/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006471



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 27 day of January, 2023.

Daniel Thompson
Notary Public

My commission expires: 12/12/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
The Fitzpatrick Family Trust, dated November 2, 2022		**082-16-0I-002.00-CO**
807 Boscobel Street, #2	**New Owner**	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **John Fitzpatrick and Jennifer S. Fitzpatrick, husband and wife** (hereinafter the "Grantors"), hereby quitclaim and convey to **John David Fitzpatrick and Jennifer Susan Fitzpatrick, Trustees of The Fitzpatrick Family Trust, dated November 2, 2022** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

A certain Town Home located in Davidson County, Tennessee, being Unit No. 2, of 807 Boscobel Town Homes, a P.U.D. Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 807 Boscobel Town Homes of record in Instrument Number 20120504-0038874, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration of Covenants, Conditions, Restrictions and By-Laws.

BEING the same property conveyed to John Fitzpatrick and Jennifer S. Fitzpatrick, husband and wife, by Warranty Deed from Tracey D. Jones, a single woman, of record in Instrument Number 20220729-0086450, Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded July 29, 2022.

BEING improved property also known as **807 Boscobel Street, #2, Nashville, TN 37206.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 27 day of January, 2023.

John Fitzpatrick

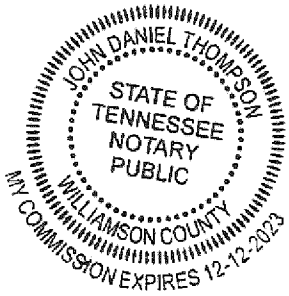
Jennifer S. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Fitzpatrick and Jennifer S. Fitzpatrick, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of January, 2023

Daniel Thompson
Notary Public
My Commission Expires: 12/12/23



LTC File 22-000880-524

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 01/27/2023 (date of document).

Affiant Signature

01/27/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of January, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

