This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 971401 DEEDQC
02/16/2023 08:40:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230216-0011170

New Owner:	Send Tax Bill:	Map/Parcel
Thomas G. Fitzpatrick and Janet C. Fitzpatrick, Trustees of the Fitzpatrick Joint Revocable Living Trust dated February 3, 2023, and any amendments thereto 3953 Lakeridge Run Nashville, TN 37214	Freedom Mortgage Po Box 6656 Chicago, IL 60680-6656	109 01 0A 039.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Thomas G. Fitzpatrick
AFFIANT

Sworn to and subscribed before me this 3rd day of February 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **THOMAS G. FITZPATRICK and JANET C. FITZPATRICK**, as husband and wife, (Grantors), by these present do hereby quitclaim and convey unto **THOMAS G. FITZPATRICK AND JANET C. FITZPATRICK, TRUSTEES OF THE FITZPATRICK JOINT REVOCABLE LIVING TRUST DATED FEBRUARY 3, 2023, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entireties, its heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

BEING Lot No. 47, on the Plan of Phase Two, Lakeridge, of record in Plat Book 9700, Page 114, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Fitzpatrick and wife, Janet C. Fitzpatrick by deed from Steven P. Johnson and wife, Laura K. Johnson, of record in Instrument No. 20061121-0144603, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9669, Page 715 and Book 9669, Page 738, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 9700, Page 114, said Register's Office; and (2) Easement of record in Book 10670, Page 720, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property, known as 3953 Lakeridge Run, Nashville, TN 37214.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

WITNESS MY HAND this 3RD day of February, 2023.

By: Thomas G. Fitzpatrick
THOMAS G. FITZPATRICK

By: Janet C. Fitzpatrick
JANET C. FITZPATRICK

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas G. Fitzpatrick and Janet C. Fitzpatrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 3rd day of February, 2023.

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

NOTARY PUBLIC
My Commission Expires: 3/19/2025