QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 990445 DEEDQC
04/11/2023 09 36.31 AM 2 pgs
Fees $12 00 Taxes $0 00

20230411-0026238

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is the sum of one dollar ($1 00)
Subscribed and sworn to before me on this 7th day of April, 2023

Notary Public
My Commission Expires 11/3/25

RYAN DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

NEW OWNER:
Fitzgerald Nashville Properties, LLC
419 Warren Hill Drive
Mount Juliet, TN 37122

SEND TAX BILLS TO:
Fitzgerald Nashville Properties, LLC
419 Warren Hill Drive
Mount Juliet, TN 37122

MAP-PARCEL NUMBERS
070-04-0-065 00

Be it known by all, that Sean P Fitzgerald ("Grantor"), a married man, does hereby transfer and convey to Fitzgerald Nashville Properties, LLC, a Tennessee limited liability company ("Grantee"), whose address is 419 Warren Hill Drive, Mount Juliet, TN 37122, all right, title, interest and claim to the following real estate property located at 2407 Grover Street in the City of Nashville, located in the County of Davidson and State of Tennessee and Zip code of 37207-3819, to-wit:

Land in Davidson County, Tennessee, being Lot No 84 on the Plan of Haynies Cleveland Park of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

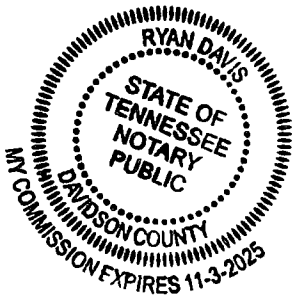
Being the same property conveyed to Sean P Fitzgerald, a married man,by Warranty deed from Tamala R. Armstrong and husband, Reginald E Goodner, Sr, of record in Instrument No 20160713-0071954 Register's Office for Davidson County, Tennessee, dated July 12, 2016, 2010 and recorded on July 13, 2016

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

This is improved property known as 2407 Grover Street, Nashville, TN 37207-3819

WITNESS MY HAND on this the 7th day of April, 2023

Sean P Fitzgerald



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN P FITZGERALD, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he/she/they executed the instrument for the purposes therein contained

Subscribed and sworn to before me on this 7th day of April, 2023

NOTARY PUBLIC
My Commission Expires: 11/3/25

Document Prepared By:
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