QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 990445 DEEDQC
04/11/2023 09 36 31 AM 2 pgs
Fees $12 00 Taxes $0.00
20230411-0026239

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is the sum of ten dollars ($10.00)
Subscribed and sworn to before me on this 7th day of April, 2023

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

Notary Public
My Commission Expires 11/3/25

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

SEND TAX BILLS TO:
Flagstar Bank
P.O. Box 660263
Dallas, TX 75266-0263

MAP-PARCEL NUMBERS
06008010600

Be it known by all, that Sean P Fitzgerald and Melodie S Fitzgerald ("Grantors"), do 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 134 Ben Allen Rd 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 Nos. 60 and 61, Block C on the Plan of Highland Park of record in Plat Book 974, Page 33, in the Register's Office to which plan referenced is hereby made for a more complete description

Being the same property conveyed to Sean P. Fitzgerald and Melodie S. Fitzgerald by Warranty Deed from Conswella E. Foxworth dated 7/14/2015 and recorded on 7/15/2015 in Instrument No. 20150715-0069127, said Register's Office for said county

This conveyance is subject to the following:
All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

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

Sean P Fitzgerald

Melodie S Fitzgerald

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

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 and MELODIE S FITSGERALD, the within named Grantor(s), 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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