QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 990445 DEEDQC
04/11/2023 09 36.31 AM 2 pgs
Fees: $12.00 Taxes: $0 00

20230411-0026240

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.

Notary Public
My Commission Expires 11/3/25

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

NEW OWNER:
Sean P Fitzgerald and
Melodie S Fitzgerald
419 Warren Hill Dr
Mount Juliet, TN 37122

SEND TAX BILLS TO:
Sean P. Fitzgerald and
Melodie S Fitzgerald
419 Warren Hill Dr
Mount Juliet, TN 37122

MAP-PARCEL NUMBERS
051-04-0-133 00

Be it known by all, that Fitzgerald Nashville Properties, LLC, a Tennessee limited liability company ("Grantor"), whose address is 419 Warren Hill Dr , Mount Juliet, TN 37122, does hereby transfer and convey to Sean P Fitzgerald and Melodie S Fitzgerald ("Grantees"), 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 810 E. Meade Ave in the City of Madison, located in the County of Davidson and State of Tennessee and Zip code of 37115, to-wit:

Land in Davidson County, Tennessee, Tract No. 1: being Lot No 3 of Block "B" on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 3 fronts 60 feet on the Westerly side of East Meade Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from William F Forbes, Jr and Nancy G. Forbes, husband and wife of record at Instrument No. 20190422-0036164, Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019

Being also known as 810 E. Meade Ave Madison, Tennessee 37115

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

Sean P Fitzgerald
Principal, Fitzgerald Nashville Properties, LLC

Melodie S Fitzgerald
Principal, Fitzgerald Nashville Properties, LLC

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, as principals of Fitzgerald Nashville Properties, LLC, 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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