QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 993219 DEEDQC
04/18/2023 03 03 05 PM 2 pgs
Fees $12.00 Taxes $0 00

20230418-0028560

AJ-AOH-QCD-23-3936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Shaunna Fitzgerald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Shaunna Fitzgerald	**New Owner**	
(NAME)	(NAME)	
3936 Atkins Drive		**13409000400**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shaunna Fitzgerald and Harold Webster,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Shaunna Fitzgerald**, hereinafter called the Grantee, her heirs, successors, and assigns, all Grantors' right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being Lot No 21 on the Plan of Greenwood Hills Subdivision, Section 2, of record in Book 4955, Page 31, Register's Office, Davidson County, Tennessee

Being part of the same property conveyed to Lucius Fitzgerald, et ux Lenice Marie Fitzgerald and Harold Webster from Jack Williams Construction Company, of record in Book 5498, Page 454, said Register's Office

Being the same property conveyed to **Lenice Marie Fitzgerald and Harold Webster** by **Quitclaim Deed** from **Lucius Fitzgerald**, of record in **Book 7773, Page 877**, in the Register's Office for Davidson County, Tennessee

The said **Lenice Marie Fitzgerald** having since died intestate on July 31, 2019, the 50% property interest of the said **Lenice Marie Fitzgerald** vesting at her death in **Shaunna Fitzgerald,** as evidenced by Affidavits of Heirship of record in Instrument Nos 20230331-0023586 and 20230331-0023587, Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due

This Instrument was prepared with information supplied by the Grantee No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **3936 Atkins Dr, Nashville, TN, 37211**

Witness my hand this the 31st day of March, 2023

Shaunna Fitzgerald

Shaunna Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Shaunna Fitzgerald**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 31st day of March, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

Witness my hand this the 11 day of April, 2023

Harold Webster

Harold Webster

STATE OF Alabama
COUNTY OF Lauderdale

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Harold Webster**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 11 day of April, 2023

Michelle R Krieger

Notary Public
My Commission Expires MY COMMISSION EXPIRES OCT. 23, 2023
(SEAL)

MICHELLE R KRIEGER
NOTARY PUBLIC
ALABAMA STATE AT LARGE