Karen Johnson Davidson County
Batch# 1036646 DEEDQC
08/09/2023 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230809-0061816

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 8th day of August, 2023.

Notary Public **Affiant**

My Commission Expires: 4/26/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Michelle L. Webb 4412 Falling Leaf Lane Nashville, TN 37207	Same as New Owner.	33-16-231

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **PAUL D. FITTS, UNMARRIED,** by these presents does hereby quitclaim and convey unto **MICHELLE LEA WEBB, MARRIED, as her sole and separate property**, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Being Lot No. 2-A on the Zone Lot Division of Lots 1, 2, & 3 of the Plan of Primrose Meadows, Section 4, as of record in Plat Book 6250, page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary D. Fitts and Sue Carolyn Woodruff by Warranty Deed dated July 26, 1996 of record in Book 10137, Page 392, said Register's Office for Davidson County, Tennessee.

Sue Carolyn Fitts, F/K/A Sue Carolyn Woodruff and Gary D. Fitts were married June 7, 1997. The said Sue Carolyn Fitts, F/K/A Sue Carolyn Woodruff having since died intestate on or about October 8, 2015 leaving her husband, Gary D. Fitts and daughter, Michelle Lea Webb as her sole heirs at law. For further reference see Affidavit of Heirship of Record in Instrument No. 202308090061814, said Register's Office.

The said Gary D. Fitts having since died intestate on or about July 3, 2023 leaving his father, Paul D. Fitts as his sole heir at law. For further reference see Affidavit of Heirship of Record in Instrument No. 202308090061815, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 3rd day of August, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

PAUL D. FITTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **PAUL D. FITTS,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 3 day of August, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **8/3/2023** [DATE].

AFFIANT SIGNATURE

August 3, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **3rd** day of **August**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

