THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2023.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 1038862 DEEDQC
08/16/2023 10 30 37 AM 3 pgs
Fees: $17 00 Taxes $0 00

20230816-0063807

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Frances Y. Fitting, Trustee 1790 S. Rice Road Ojai, CA 93023-3806	New Owner	Map and Parcel No.: 142-14 C 046.00 CO (Unit 16A) 142-14 C 047.00 CO (Unit 16B)

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Frances Yvonne Fitting, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Frances Y. Fitting, Trustee of the Frances Y. Fitting Living Trust, dated July 6, 2023**, its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Unit Nos. 16A and 16B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, 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 Frances Yvonne Fitting, an unmarried woman by Warranty from George Stallings, a married man, dated June 8, 2007 and recorded on June 12, 2007 in Instrument No. 20070612-0070517, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **604 & 606 McPherson Circle, Nashville, TN 37221.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2023.

Frances Yvonne Fitting

Frances Yvonne Fitting

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances Yvonne Fitting**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this ____ day of _____, 2023.

See attached

Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On 08/04/2023 (Date) before me, Maria L. Sahli Notary Public. (Here Insert Name and Title of the Officer)

personally appeared Frances Yvonne Fitting (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

MARIA L. SAHLI
Notary Public - California
Ventura County
Commission # 2436606
My Comm. Expires Feb 7, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria L. Sahli
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document
Title or Type of Document: Quitclaim deed
Document Date: 8/4/2023 Number of Pages _____
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name _____
☐ Corporate Officer – Title(s) _____	☐ Corporate Officer – Title(s). _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other _____
Signer is Representing. _____	Signer is Representing. _____

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