Karen Johnson Davidson County
Batch# 1080087 DEEDQC
12/08/2023 11:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231208-0094929

File No: ARS-92752
Grantor's Loan No. 10024317

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Curtis Fitzpatrick and **Angela C. Fitzpatrick**, 2313 23rd Ave. N, Nashville, TN 37208

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 08102004700

QUITCLAIM DEED

Curtis Fitzpatrick AKA Curtis Fitzpatrick, Jr. and wife **Angela C. Fitzpatrick,** ("Grantor"), of **2313 23rd Ave. N, Nashville, TN 37208**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Curtis Fitzpatrick** and wife **Angela C. Fitzpatrick,** ("Grantee"), whose tax mailing address is **2313 23rd Ave. N, Nashville, TN 37208,** with quitclaim covenants, their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Buena Vista Heights Addition, of record in Book 161, page 19, Register's Office for said County.

Said Lot No. 123 fronts 50.0 feet on the westerly margin of Bosley Avenue, now known as 23rd Avenue North, and extends back westerly between parallel lines, 150.0 feet to an alley.

Less and Except:

Right-of-Way Acquisition
Beginning at the Southeast corner of property, shown on Tax Map 081-02 as Parcel 47.00, said point being on the Present Westerly R-O-W of 23rd Avenue North, 22.53 feet left of Station 13+25.76 of Project 03-M-27 on file at the Public Works Department of Davidson County, TN, said point being the Point of Beginning.

Thence leaving the Present Western R-O-W of 23rd Avenue North, along the Southern line of the above mentioned parcel: N 84 deg. 02 min. 38 sec. W a distance of 4.00 feet to a point;

Thence leaving the Southern line of said parcel and along the Proposed R-O-W of 23rd Avenue North, N 06 deg. 14 min. 07 sec. E a distance of 49.65 feet to a point in the Northern line of said parcel;

Thence with the parcels Northern line: S 84 deg. 02 min. 37 sec. E a distance of 4.00 feet to a point in the Existing Western R-O-W of 23rd Avenue North;

Thence with the Existing Western R-O-W of 23rd Avenue North: S 06 deg. 14 min. 07 sec. W a distance of 49.65 feet to the Point of Beginning; Containing 199 square feet or 0.0046 acres, more or less.

Permanent Drainage Easement

Beginning at a point on the Proposed Western R-O-W of 23rd Avenue North, said point being N 06 degrees 14 minutes 07 seconds East, a distance of 42.05 feet along the Proposed Western R-O-W of 23rd Avenue North from the parcels Southern line, said point being 27.02 feet left of Station 13+67.78;

Thence leaving the Proposed Western R-O-W of 23rd Avenue North, with a new line, N 84 degrees 03 minutes 35 seconds W a distance of 3.00 feet to a point;

Thence North 06 degrees 14 minutes 07 seconds E a distance of 7.60 feet to a point

in the Northern line of said parcel;

Thence with the parcels Northern line: S 84 deg. 02 min. 37 sec. E a distance of 3.00 feet to a point on the Proposed Western R-O-W of 23rd Avenue North;

Thence with the Proposed Western R-O-W of 23rd Avenue North: S 06 deg. 14 min. 07 sec. W a distance of 7.60 feet to the Point of Beginning; Containing 23 square feet or 0.0005 acres, more or less.

Temporary Construction Easement

Being a strip of land 11.00 feet in width and 49.65 feet in length starting at 26.53 feet left of Station 13+25.69 running perpendicular and parallel to the Proposed R-O-W of 23rd Avenue North and of the above mentioned portion of land;

Said portion of land contains 523 feet, or 0.0120 acres, more or less, excluding the above-described Drainage Easement.

Said Temporary Construction Easement terminating after completion of said construction.

Property Address is: 2313 23rd Ave. N, Nashville, TN 37208

BEING THE SAME PROPERTY CONVEYED TO CURTIS FITZPATRICK, JR. AND WIFE, ANGELA C. FITZPATRICK FROM B. B. DOUBLEDAY, JR. BY WARRANTY DEED DATED MAY 29, 1987 AND RECORDED JUNE 3, 1987 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 7256, PAGE 344.

Parcel ID: 08102004700

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 11/15, 2023

Curtis Fitzpatrick AKA Curtis Fitzpatrick, Jr.

Curtis Fitzpatrick AKA Curtis Fitzpatrick, Jr.

Angela C. Fitzpatrick

Angela C. Fitzpatrick

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Curtis Fitzpatrick** and **Angela C. Fitzpatrick**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15, day of November 2023

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
Tonya Greer

My Commission Expires: 5/18/25

STATE OF TN
COUNTY OF Loudon

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00

Curtes Fitzpatrick AKA Curtes Fitzpatrick Jr

Angela C. Fitzpatrick
Affiant

Subscribed and sworn to before me on this the 15 day of November, 2023.

Notary Public

My Commission Expires: 5/18/25

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 11/15/2023 (date of document).

Affiant Signature

11/30/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

HOLLY OVERBY
COMM. # 2343414
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JAN. 26, 2025

202312080094929