Karen Johnson Davidson County
Batch # 1106899 DEEDQC
03/04/2024 09:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240304-0014658

This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

New Owner:	Send Tax Bill:	Map/Parcel
Gary L. Fitzgerald and Shawna K. Fitzgerald, Trustees of the Fitzgerald Joint Revocable Living Trust dated March 1, 2024, and any amendments thereto 4912 Seiner Court Hermitage, TN 37076	Same as new owner	087 09 0 106.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 1st day of February 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GARY L. FITZGERALD** and **SHAWNA K. FITZGERALD**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **GARY L. FITZGERALD AND SHAWNA K. FITZGERALD, TRUSTEES OF THE FITZGERALD JOINT REVOCABLE LIVING TRUST DATED MARCH 1, 2024, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, TN, being Lot No. 51 on the Plan of New Hope Estates, Phase Two, of record in Plat Book 9700, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary L. Fitzgerald and wife, Shawna K. Fitzgerald, by deed from Radnor Homes, Inc. by deed from Lane Family Partners, L.P. of record in Instrument No. 00010424-0000575, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 10208, Page 744; Easements of record in Book 221, Page 384; Book 7216, Page 477 and Corrected in Book 8111, Page 562; Book Bill, Page 567; Book 9550, Page 330; Agreement for Dedication of Easement in Book 6909, Page B40, and all matters shown on the Plan of Record.

This is improved property known as: 4912 Seiner Court, Hermitage. IN 37076.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 1 day of MARCH, 2024.

By: _____
GARY L. FITZGERALD

_____
SHAWNA K. FITZGERALD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Fitzgerald and Shawna K. Fitzgerald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 1st day of March, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025