QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24629519

Karen Johnson Davidson County
Batch# 1146187 DEEDQC
06/12/2024 09:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240612-0043945

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Jill M. Fitcheard**
Address of New Owner(s): **745 Windsor Trace, Goodlettsville, TN 37072**

Property ID NUMBER: 026 06 0 119.00

THIS INDENTURE, made and entered into this 24th day of May, 2024, by and between **Jill M. Fitcheard, FKA Jill Marie Fitcheard-Verge, a single Woman, and Joey Monteze Verge, a single Man.** party of the first part, and **Jill M. Fitcheard, a single Woman,** party of the second part,

WITNESSETH: That for and in consideration of Forty-Five Thousand and 00/100 Dollars ($45,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Goodlettsville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 348 ON THE PLAN OF SUBDIVISION OF WINDSOR GREEN, PHASE II, SECTION III OF RECORD IN PLAT BOOK 6900, PAGE 845, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

For Information Purposes Only:

Being the same property conveyed to Jill Marie Fitcheard-Verge and Joey Monteze Verge, wife and husband, by deed dated May 5, 2021 and recorded on May 7,2021 in Deed Instrument/Case No. 20210507-0061629, in the County Clerk's Office.

TMS: 026 06 0 119.00

Property Address: 745 Windsor Trace, Goodlettsville, TN 37072

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73866960 QC101 01 0405

WITNESS the signature of the said party of the first part the day and year first above written.

Jill M. Fitcheard

Jill M. Fitcheard

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 10 day of June, 2024, before me personally appeared Jill M. Fitcheard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 10 day of June 2024

Signature of Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MAR 08 2028

MCD 73866960 QC101 01 0405

202406120043945

WITNESS the signature of the said party of the first part the day and year first above written.

Joey Monteze Verge

Joey Monteze Verge

STATE OF Tennessee

COUNTY OF Davidson Acknowledgement

On this 24 day of May, 2024, before me personally appeared Jill M. Fitcheard and Joey Monteze Verge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 24th day of May.

LaSonya L. Morrow

Signature of Notary Public

LASONYA L. MORROW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2028

MCD 73866960 QC101 01 0405

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$78,200.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(6)**

Jill M. Fehrle

Affiant

Subscribed and sworn to before me this 10 day of June 2024.

John P Barton

Notary Public Signature

My commission expires: MAR 08 2028

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73866960 QC101 01 0405

202406120043945

Tennessee Certification of Electronic Document

I, Sam Rider, 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 6/10/2024 (date of document).

Affiant Signature

Jun 11, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 11 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE