Karen Johnson Davidson County
Batch# 1167542 DEEDQC
08/12/2024 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060668

This Instrument Prepared By:
Landry & Azevedo, Attorneys at Law
859 Ebenezer Road
Knoxville, Tennessee 37923

QUIT CLAIM DEED

THIS DEED, made and entered into this the 26 day of July, 2024, by and between, **Thomas Fitzsimmons, married**, Grantor, and **Thomas Fitzsimmons and Lisa Fitzsimmons, husband and wife**, Grantees.

WITNESSETH:

That for and in consideration of the sum of ten dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the parties of the first part, the Grantor, has this day quitclaimed, and do by these presents hereby quitclaim, transfer and convey unto the party of the second part, the Grantee, their heirs and assigns, all of his right, title and interest in and to the hereinafter described real estate situate and lying in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

SITUATED in Davidson County, Tennessee, being lot Number 9, on the Plan of Horton Heights, Section I, of record in Plat Book 2133, Page 28, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

BEING the same property conveyed to Thomas Fitzsimmons, married by Warranty Deed from Billy Ray Sparks and wife, Linda Sue Sparks, dated July 27, 2012, recorded August 3, 2012, in Instrument No. 20120803-0068825, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE. 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. PREPARER ALSO MAKES NO REPRESENTATION AS TO ANY TAX OR TITLE INSURANCE IMPLICATIONS AS A RESULT OF THIS CONVEYANCE

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signatures on this day and year first above written.

Thomas Fitzsimmons

STATE OF ILLINOIS
COUNTY OF LEE

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **THOMAS FITZSIMMONS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

OFFICIAL SEAL
COLLEEN N GEARY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/21/24

WITNESS my hand and official seal, this 26th day of July, 2024.

Notary Public

My Commission Expires: 10/21/24

STATE OF TN
COUNTY OF Knox

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

WITNESS my hand and official seal, this 30 day of July, 2024.

AFFIANT

WITNESS my hand and official seal, this 30 day of July, 2024.

Notary Public

My Commission Expires:_____

HALEY CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2025
KNOX COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Fitzsimmons and Lisa Fitzsimmons
6455 Charlotte Road Cir.
Nashville, Tennessee 37209

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX: SAME AS ABOVE

DESIGNATED as Tax ID: 102-08-0-009.00

Tennessee Certification of Electronic Document

I, Christin Johnson, 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 July 30, 2024 (date of document).

Affiant Signature

August 8, 2024
Date

State of TN

County of Knox

Sworn to and subscribed before me this 8th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/25

NOTARY'S SEAL

HALEY CRAIGEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2025
KNOX COUNTY