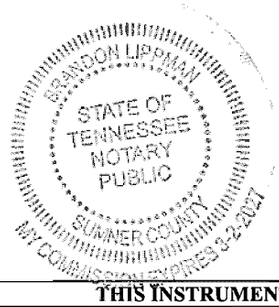
Karen Johnson Davidson County
Batch# 1174468 DEEDQC
08/26/2024 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240826-0065396

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Emily Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

VENTURE LAW, PLLC
1104 Fatherland St.
Nashville, TN 37206

Fitz Nash, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S)
(NAME) **4316 Franklin Pike**	(NAME) Property	**132-11-0-011.00**
(ADDRESS) **Nashville, Tennessee 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

RICHARD FITZPATRICK AND JAMIE FITZPATRICK, HUSBAND AND WIFE

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

FITZ NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots Nos. 1 and 2, Elysian Fields, Sec. 1, as of record in Book 4660, Page 23, Register's Office for said County, described as follows: Beginning at a point in the Easterly margin of Franklin Pike, said point being the Southeasterly corner of the intersection of said Franklin Pike and Southmeade Parkway; thence continuing with said margin of said Franklin Pike, South 7 degrees 40 minutes East 124.43 feet to a point; thence continuing with said margin of said Franklin Pike along a curve having a radius of 2082.14 feet, a distance of 163.28 feet to a point; thence North 85 degrees 10 minutes 58 seconds East 379.75 feet to a concrete monument set at the common corner of Lots Nos. 1 and 2 on said Plan; thence with the line between said Lots Nos 1 and 2, North 3 degrees 29 minutes 28 seconds East 252.31 feet to a point in the Southerly margin of Southmeade Parkway; thence along the southerly margin of Southmeade Parkway, Westwardly 405.41 feet to a concrete monument, said point being the beginning of a curve to the left having a radius of 20 feet; thence Southwesterly around said curve a distance of 35.31 feet to the point of beginning.

Being the same property conveyed to Richard Fitzpatrick and Jamie Fitzpatrick, husband and wife, by Warranty Deed from Kathryn Skye Sawrey Cornelius, Trustee, or any acting successor, of the Plettenberg Trust and any amendments thereto, of record in Instrument No. 202408**23-0064919** in the Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature page of Quitclaim Deed]

This is **improved** property known as: 4316 Franklin Pike Nashville, TN 37204.

Witness our hands this the 20th day of August, 2024.

Richard Mark Fitzpatrick by Jamie Fitzpatrick as his Attorney in Fact

Richard Fitzpatrick, by Jamie Fitzpatrick, as his Attorney in Fact

Jamie Fitzpatrick

Jamie Fitzpatrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Fitzpatrick**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for Richard Fitzpatrick, and that this instrument was executed on behalf of the said Richard Fitzpatrick for the purposes therein contained pursuant to a specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 28th day of August, 2024.

Notary Public
My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 20th day of August, 2024.

Notary Public
My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Emily Manno, 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 **8/20/24**.

Date

Affiant Signature

8/20/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026