AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane, Suite B
North Ridgeville, OH 44039
File No. IT2408117487

Karen Johnson Davidson County
Batch# 1194196 DEEDQC
10/16/2024 12:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241016-0080244

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 033 12 0 013.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 1 day of Oct, 20 20, by and between **Connie Diane Fitzgerald, a married woman who acquired title as unmarried,** residing at 445 Gates Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Kenneth Fitzgerald and Connie Diane Fitzgerald, a married couple, as tenants by the entirety,** residing at 445 Gates Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 445 Gates Road, Goodlettsville, TN 37072

Being the same which RALPH WILLIAM GRIGGS, LARRY DUANE GRIGGS AND CONNIE DIANE FITZGERALD by Deed Dated April 21, 2010 and recorded October 4, 2010 in the County of Davidson, State of TN in 20101004-0079134 conveyed unto CONNIE DIANE FITZGERALD, UNMARRIED.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Connie Diane Fitzgerald

Connie Diane Fitzgerald

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Connie Diane Fitzgerald** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my ~~hand and seal,~~ at office in Goodlettsville TN, this 7th day of Oct, 20 24.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202410160080244

VALUATION AFFIDAVIT

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

Connie Diane Fitzgerald
Affiant

Print Name: Connie Diane Fitzgerald

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 7th day of Oct, 2024

Notary Public
My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Kenneth Fitzgerald and Connie Diane Fitzgerald
445 Gates Road
Goodlettsville, TN 37072

Name and address of property owner:

Kenneth Fitzgerald and Connie Diane Fitzgerald
445 Gates Road
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

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. 80 ON THE PLAN OF GATEWOOD, SECTION 1, AS OF RECORD IN BOOK 3300, PAGES 47 TO 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same which RALPH WILLIAM GRIGGS, LARRY DUANE GRIGGS AND CONNIE DIANE FITZGERALD by Deed Dated April 21, 2010 and recorded October 4, 2010 in the County of Davidson, State of TN in 20101004-0079134 Book: . and Page: . conveyed unto CONNIE DIANE FITZGERALD, UNMARRIED.

Parcel ID Number: 033 12 0 013.00

Property commonly known as: 445 Gates Road, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, ANGELA MASISAK, 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 10-07-2024 (date of document).

Angela Masisak
Affiant Signature

10-16-2024
Date

STATE OF OHIO
COUNTY OF LORAIN

Subscribed and sworn to before me this 16 day of October, 2024.

CM
Notary Public
My Commission Expires:

