Karen Johnson
Batch # 1208359
11/25/2024 02 18.54 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241125-0092073

THIS INSTRUMENT PREPARED BY:
Bond Law Firm, PLLC
3221 M Street, NW
Washington, DC 20007

MAP GROUP PARCEL
041-03-0-A/008

NEW OWNERS:
Erica Gilmore
3009 Vistavalley Court
Nashville, TN 37218

AFTER RECORDING RETURN TO:
New Owner

SEND TAX BILLS TO:
New Owner

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER.

NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10) and/or other valuable consideration cash in hand paid, to the Grantor known as Edna Fitgerald (hereinafter called the "Grantor"). The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims one hundred percent (100%) to Erica Gilmore, a single individual, residing at 3009 Vistavalley Court, Nashville, TN 37218, (hereinafter called the "Grantee") of the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land Davidson County, Tennessee, being Lot No. 8 on the Final Plat, Plan of Vantage Points, Section One, of record in Instrument No. 20031017 - 0154221, Register's Office for Davidson, County, Tennessee, to which reference is hereby made for a more complete description.

The subject property is improved property commonly known as 1317 Good Morning Drive, Nashville, TN 37207.

Being the same property conveyed to Grantors by Deed of record in Instrument Number 20091005-0092534, Register's Office for Davidson County, Tennessee.

~~**To have and to hold,** the same together~~ with all and singular the appurtenances thereunto ~~belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.~~ ESG 11/25/2024

Edna Fitzgerald

Edna Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edna Fitzgerald whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25 day of November, 2024.

(SEAL)
Notary Public

My Commission Expires: My Commission Expires March 09, 2027

ROBERT D CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is none.

AFFIANT, Erica Gilmore

Sworn to and subscribed before me this 25 day of November, 2024.

Notary Public

(SEAL)
Notary Public

My Commission Expires: My Commission Expires March 09, 2027

ROBERT D CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY