Karen Johnson Davidson County
Batch# 1232744 DEEDQC
02/03/2025 08:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250203-0007678

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Fitzgibbon Community Property Trust c/o William E. Fitzgibbon IV, Trustee 5520 Stanford Drive South Nashville, TN 37215	same	145 01 0 006.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, William Fitzgibbon and wife, Victoria Fitzgibbon (the "Grantor"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to William E. Fitzgibbon IV, and Dawn Victoria Fitzgibbon, Co-Trustees, and their successors in trust, of the Fitzgibbon Community Property Trust dated January 23, 2025, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 5 on the Plan of Resubdivision of Lots 17, 18, 19, 20, 21 & 22 of the Map of Westwood of record in Book 4660, page 48, and as amended in Book 5202, page 562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to William Fitzgibbon and wife, Victoria Fitzgibbon, by warranty deed dated May 31, 2007 of record in Instrument number 20070604-0066464, Davidson County, Tennessee Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as 5520 Stanford Drive South, Nashville, TN 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Fitzgibbon Community Property Trust dated January 23, 2025, a Tennessee Community

Property Trust, as community property, and to dissolve the tenancy by the entirety interest of William E. Fitzgibbon IV, and Dawn Victoria Fitzgibbon pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 30th day of January, 2025.

William Fitzgibbon, Grantor

Victoria Fitzgibbon, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William Fitzgibbon, Grantor, 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 seal at office in Nashville, Tennessee, this 30 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Victoria Fitzgibbon, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
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STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) – transfer to revocable trust.

William Fitzgibbon, Affiant

Subscribed and sworn to before me this 30 day of January, 2024,

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 Jan 30, 2025.

Carla L Lovell
Carla L. Lovell

1/30/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30 day of January, 2025.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE