Karen Johnson Davidson County
Batch# 1242146 DEEDQC
02/28/2025 10:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250228-0015036

This instrument prepared by Jason A. Gang, Esq., for PC Law Associates, LLC, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Melodie S. Fitzgerald, 1841 Joy Cir, Nashville, TN 37207

Order Number: 74544241

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MELODIE S. FITZGERALD**, an unmarried woman and **SEAN P. FITZGERALD**, an unmarried man, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **MELODIE S. FITZGERALD**, an unmarried woman, whose address is 1841 Joy Cir, Nashville, TN 37207, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 162 13 0 116.00
Street address of property: 421 Cedarmont Dr, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20181003-0098201 in the Register's Office, Davidson County, Tennessee.

Mail Tax Statements to: Melodie S. Fitzgerald, 1841 Joy Cir, Nashville, TN 37207

PCL 74544241 QC101 01 01 05

Transfer in conjunction with Final Judgment of Divorce 10/24/2024 in Wilson County, Tennessee Court Case No. 2023-DV-148.

Signed this 15th day of February, 2025,

Signatures of Grantor (1 of 2):

Melodie S. Fitzgerald

Melodie S. Fitzgerald

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15th day of February, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Melodie S. Fitzgerald**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Laura Scherr

Notary Public Laura Scherr

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

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202502280015036

Signed this 14th day of February, 2025.

Signatures of Grantor (2 of 2):

Sean P. Fitzgerald

STATE OF Tennessee, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 14th day of February, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Sean P. Fitzgerald**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Commission Expires: 07/03/2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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OATH OF CONSIDERATION

I, Melodie S. Fitzgerald, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 25th day of February, 2025,

Signatures of Affiant(s):

Melodie S. Fitzgerald

Melodie S. Fitzgerald

State of Tennessee County of Davidson

Sworn and subscribed before me this 25th day of February, 2025, by Melodie S. Fitzgerald.

Notary Public Laura Scherr

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 162 13 0 116.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 ON THE PLAN OF SECTION TWO-A, MONTE CARLO OF RECORD IN PLAT BOOK 4955, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 421 Cedarmont Dr, Nashville, TN 37211

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

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202502280015036

Tennessee Certification of Electronic Document

I, Sam Rider , 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 2/25/2025 (date of document).

Affiant Signature

Feb 26, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 26 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE