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

Karen Johnson Davidson County
Batch # 1297220 DEEDQC
07/14/2025 01:12:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20250714-0055310

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. 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 37207.

Being the same property conveyed to Grantors by Deed of record in Instrument Number 20041005-0119710, Register's Office for Davidson County, Tennessee.

con

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 11 day of July, 2025

(SEAL)
Notary Public

My Commission Expires: 9-5-2028

STEPHEN EMERSON ECKHOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
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 11 day of July, 2025

Notary Public

(SEAL)
Notary Public

My Commission Expires: 9-5-2028

STEPHEN EMERSON ECKHOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY