Karen Johnson Davidson County
Batch# 1425456 DEEDQC
05/27/2026 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260527-0048009

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 21st day of May, 2026. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James A. Fitzgerald, Jr. and Courtney M. Fitzgerald, Trustees 3 Chartwell Manor Nashville, TN 37215	SAME	130 12 0A 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James A. Fitzgerald, Jr. and wife, Courtney M. Fitzgerald**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James A. Fitzgerald, Jr. and Courtney M. Fitzgerald, Trustees of the James & Courtney Fitzgerald Living Trust, established by the Revocable Trust Agreement of James A. Fitzgerald, Jr. and Courtney M. Fitzgerald dated May 21, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 21st day of May, 2026.

James A. Fitzgerald, Jr.

Courtney M. Fitzgerald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Fitzgerald, Jr. and Courtney M. Fitzgerald, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of May, 2026.

My Commission Expires: _____

ALLEE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2028

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northumberland of record in Plat Book 6250, Pages 128 and 129, and by Surveyor's Certificate of Correction of record in Book 6386, Page 194 and amended further at Book 10016, Page 474, and re-recorded at Book 10115, Page 781, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Allen Fitzgerald, Jr. and wife, Courtney Michelle Fitzgerald by deed from Samuel W. Bartholomew. Jr. and wife, Vicki H. Bartholomew, of record as Instrument No. 20170221-0017218, Register's Office for Davidson County, Tennessee.

James A. Fitzgerald, Jr. and James Allen Fitzgerald, Jr. are one and the same person.

Courtney M. Fitzgerald and Courtney Michelle Fitzgerald are one and the same person.

This is improved property known as 3 Chartwell Manor, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 May 21, 2026.

05/27/2026
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

