****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1427976 DEEDQC
06/04/2026 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260604-0050567

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

Michelle Payton
AFFIANT

Subscribed and sworn to before me this 27th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Shawn Fitzsimmons and Trevor Fitzsimmons
5206 Idaho Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

Map/Parcel: 103 03 0 063.00

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 of which is hereby acknowledged, **Shawn Fitzsimmons, MD and Trevor McConnell, husband and wife**, hereinafter called the Grantor, hereby quitclaims and conveys unto **E. Kirkham Gore III, Trustee,** hereinafter called the Trustee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 29th day of May, 2026.

GRANTOR:

Shawn Fitzsimmons, MD

Trevor McConnell

And now, I, the said E. Kirkham Gore III, Trustee, do hereby convey, and forever quitclaim unto **Shawn Fitzsimmons and Trevor Fitzsimmons, husband and wife**, hereinafter called the Grantee, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 29th day of May, 2026.

TRUSTEE:

E. Kirkham Gore III, Trustee

[Grantor Notary Acknowledgement]

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Shawn Fitzsimmons, MD**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2026.

My Commission Expires: 6-27-26

Notary Public

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Trevor McConnell**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2026.

My Commission Expires: 6-27-26

Notary Public

[Trustee Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **E. Kirkham Gore III, Trustee**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 29 day of May, 2026.

My Commission Expires: 12-1-29

Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 20, Plan of REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point on the Northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100.00 feet Easterly from the Northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly known as 12th Street; thence Eastwardly with the Northerly margin of Idaho Avenue 60.00 feet; thence at right angles Northwardly 150.00 feet to a point 160.00 feet East of the Easterly margin of 53rd Avenue North; thence Westwardly and parallel with said Idaho Avenue 60.0 feet; thence Southwardly and parallel with said 53rd Avenue. North 150.0 feet to the point of beginning.

Being the same property conveyed to Shawn Fitzsimmons, MD and Trevor McConnell, husband and wife, by Warranty Deed from Conrad Ferdinand Goeringer Jr. and Alexandra Haley Goeringer, husband and wife, of record in Instrument No. 20250314-0018572, in the Register's Office of Davidson County, Tennessee, dated March 10, 2025, and recorded on March 14, 2025.

Being the same property conveyed to Conrad Ferdinand Goeringer Jr. and Alexandra Haley Goeringer, Husband and Wife as Joint Tenants, by Warranty Deed from Caroline Harlow Smith and Husband, Robert Jackson Smith, of record in Instrument No. 20181009-0100235, in the Register's Office of Davidson County, Tennessee, dated October 08, 2018, and recorded on October 09, 2018.

This is improved property known as **5206 Idaho Avenue, Nashville, TN 37209**.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 29th day of May, 2026.

K. Thomas Sidwell
Date: 5/29/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of May, 2026.

Notary Public
My Commission Expires: 12-1-29

