Karen Johnson Davidson County
Batch# 1429692 DEEDQC
06/09/2026 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051844

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 8th day of June, 26.

Notary Public

My Commission expires 12/26/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Brian Fitzgerald and Patricia Moreland
3600 Colonial Heritage Ct
Nashville, TN 37217

SEND TAX BILLS TO:
Brian Fitzgerald and Patricia Moreland
3600 Colonial Heritage Ct
Nashville, TN 37217

MAP AND PARCEL NUMBER: 136 03 0C 103.00

QUITCLAIM DEED
26NT00786

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Patricia A. Moreland, widow, as surviving tenant by the entirety.

By these presents do remise, release and **QUITCLAIM** unto

Brian Fitzgerald & Patricia A. Morland, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Heritage Village of Priest Lake Park, Section II, as of record in Book 5200, page 106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Guy Moreland, Jr. and wife, Patricia A. Moreland by Warranty Deed from John M. Devine and Cynthia S. Devine, both unmarried as recorded 12/13/1985 in Book 6735 at Page 327 as Document 61002. Guy Moreland, Jr. died 04/09/1999, leaving Patricia A. Moreland as surviving tenant by the entirety.

Commonly Known As: 3600 Colonial Heritage Ct, Nashville, TN 37217-4505

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2 day of June, 2026.

Brian Fitzgerald

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brian Fitzgerald,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of June, 2026.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Patricia A. Moreland

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Patricia A. Moreland,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of June, 2026.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 6-2-26 (date of document).

Affiant Signature

6-2-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of June, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027