Karen Johnson Davidson County
Batch# 1445934 DEEDQC
07/14/2026 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063492

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.**

Subscribed and sworn to before me this 12th day of July, 2026.

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public **Affiant**
My Commission Expires: 11-08-2027

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Branden Lee Fitzgerald and Yolani Sarahi Fitzgerald 608 Flagstone Ct. Hermitage, TN 37076	**Same as New Owner**	**086-07-0-12300**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **BRANDEN LEE FITZGERALD**, by these presents does hereby quitclaim and convey unto **BRANDEN LEE FITZGERALD AND WIFE, YOLANI SARAHI FITZGERALD**, and their successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Jackson's Retreat, Phase 5-A, as of record in Book 6250, Page 309 and Amended in Instrument No. 20020830-0105127, said Register's Office.

Said Lot No. 193 fronts 35.00 feet on the northeasterly margin of the turnaround of Flagstone Court and runs back 162.51 feet on the west lot line and runs back 130.00 feet on the southeast lot line; 113.06 feet on the east lot line; and 110.97 feet on the north lot line to a point of intersection.

Being the same property conveyed to Branden Lee Fitzgerald, unmarried man, as sole ownership by Warranty Deed dated December 18, 2024, from Steven Ritter and spouse, Henrry Perez, of record in Instrument No. 20241226-0099702 in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: 608 Flagstone Ct., Hermitage TN 37076.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 12th day of July, 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

Branden Lee Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bryce Poole, a Notary Public in and for said County and State, **Branden Lee Fitzgerald,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 12th day of July, 2026.

NOTARY PUBLIC
My Commission Exp: 11-08-2027

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **7/12/2026** [DATE].

AFFIANT SIGNATURE

7/14/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **14th** day of **July**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

