QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robin Fischette	Same	
(NAME)	(NAME)	105110k00200co
158 B Rains Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBIN FISCHETTE AND DAVID FISCHETTE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ROBIN FISCHETTE**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF THE COTTAGES OF RAINS AVENUE, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A/K/A AS HORIZONTAL PROPERTY REGIME OF 158 RAINS AVENUE, OF RECORD IN INSTRUMENT NUMBER 20150731-0075854, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPREHENSIVE AND BINDING DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBIN FISCHETTE AND DAVID FISCHETTE, HUSBAND AND WIFE, BY WARRANTY DEED FROM JASON BOCKMAN, OF RECORD IN INSTRUMENT NUMBER 20160706-0068934, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 1, 2016. SAID PARTIES HAVING SINCE DIVORCED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20170024135 DEEDQC
Recvd: 03/22/17 09:07 2 pgs
Fees:12.00 Taxes:0.00
20170322-0027781

This is
( ) **unimproved**
(X) **improved**

property known as **158 B Rains Avenue, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 20 day of March, 2017.

David Fischette

Robin Fischette

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Fischette**, 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, this the 20 day of March, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robin Fischette**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of March, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212