Commitment Number: 16NL60272

17WR13366

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc
9801 Legler Road
Lenexa, KS 66219

Davidson County DEEDQC
Recvd: 05/09/17 15:22 4 pgs
Fees:22.00 Taxes:0.00
**20170509-0046149**

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**TIM FISHER,** and **UNMARRIED, CHERYL ARLINGTON, UNMARRIED, AS JOINT TENANTS**, 335 E MARTHONA RD, MADISON, TN 37115

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**05103000800**

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

## QUITCLAIM DEED

**TIM FISHER**, hereinafter grantor, whose tax-mailing address is **335 E MARTHONA RD, MADISON, TN 37115**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **TIM FISHER, UNMARRIED, CHERYL ARLINGTON, UNMARRIED, AS JOINT TENANTS**, hereinafter grantees, whose tax mailing address is **335 E MARTHONA RD, MADISON, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**THE REAL PROPERTY SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 327 FEET OF LOTS NOS. 90, 91, 92, 93 AND 94 BLOCK "A" ON THE PLAN OF MARTHONNA, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY J.A. MEFFORD, SURVEYOR, DECEMBER, 1937, AS FOLLOWS: SAID LOTS FRONT TOGETHER 125 FEET ON THE EASTERLY SIDE OF EAST MARTHONNA ROAD, AND RUNS BACK BETWEEN PARALLEL LINES 327 FEET TO A DEAD LINE ON WHICH IT MEASURES 125 FEET. BEING THE SAME PROPERTY CONVEYED TO CHERYL D. ARLINGTON, UNMARRIED, BY WARRANTY DEED FROM ROGER STEPHEN ROHTERT, UNMARRIED, DATED JUNE 13, 1996, OF RECORD IN BOOK 10091, PAGE 817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \CHERYL D. ARLINGTON,**

**UNMARRIED\ RECORDED \07/14/2003\ IN DOCUMENT NUMBER \20030714-0098154\, IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: \335 E MARTHONA RD, MADISON, TN, 37115**
**Property Address is: 335 E MARTHONA RD, MADISON, TN 37115**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at ~~Book~~ DOC #, ~~Page~~ _____ in the Register's Office of Davidson County, Tennessee. 20030714-0098159

Parcel ID: 05103000800

Executed by the undersigned on May 3, 2017:

| | |
|---|---|
| | |
| **TIM FISHER** | |

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3rd May, 2017 by **TIM FISHER,** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

James A. Farley
Notary Public

COMMISION EXPIRES James A Farley
05/26/2020

**ROSENBERG LPA**
ATTORNEYS AT LAW
3805 EDWARDS ROAD, SUITE 550
CINCINNATI, OHIO 45209
(513) 247-9605 FAX: (866) 611-0170

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Kansas
COUNTY OF Johnson

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

Affiant Veronica Heredia

Subscribed and sworn to before me, this the 4th Day of May 2017

Notary Joel Wolken

JOEL WOLKEN
Notary Public, State of Kansas
My Appointment Expires
4/26/2021

# TRUE COPY CERTIFICATION

I, Sherry A. Simon, do hereby make oath that I am a Licensed Attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)