Bill Garrett Davidson County
Batch# 18174 DEEDQC
10/25/2017 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171025-0109533

Excise Tax: $0

This instrument was prepared by and return to:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 23 day of Oct, 2017, by and between ROBIN M. LOVETT (aka ROBIN MARIE FISHER), having an address at 1550 Timber Ridge Drive Brentwood, TN 37027, called Party of the First Part, and MICHAEL ALAN FISHER and ROBIN MARIE FISHER, having an address at 1550 Timber Ridge Drive Brentwood, TN 37027, herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Parcel ID: 11914008500

Situate in Davidson County, Tennessee and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23, Block A on the plan of Part One of Woodbine Courts, of record in Book 1130, page 39, Register's Office for said County.

SAID Lot No. 23 fronts 75 feet on the southerly margin of East Timmons Avenue and extends back 216.7 feet on the easterly line and 217.3 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to the Party of the First Part by deed dated June 13, 2002, of record in said Register's Office in Book 20020621, Page 0075121.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Party of the First Part hereunto signs her name on the day and year first above written.

Robin M Lovett aka Robin Marie Fisher
ROBIN M. LOVETT (aka ROBIN MARIE FISHER)

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 23 day of October, 2017, before me appeared ROBIN M. LOVETT (aka ROBIN MARIE FISHER), the within named, 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 seal of office in the State and County aforesaid this 23 day of October, 2017.

NOTARY PUBLIC

My commission expires 09/20/2020.

ANDREW VELLA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 20, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

ROBIN M. LOVETT, AFFIANT

Sworn to and subscribed before me, this 23 day of October, 2017.

NOTARY PUBLIC

My commission expires: 09/20/2020.

ANDREW VELLA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 20, 2020

NAME & ADDRESS OF PROPERTY OWNER:

MICHAEL ALAN FISHER and ROBIN MARIE FISHER
1550 Timber Ridge Drive
Brentwood, TN 37027

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

UNCHANGED

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Ashley Morgan, 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.

Ashley Morgan
Signature

State of Tennessee

County of Washington

Personally appeared before me, Sheryll A Hanks, a notary public for this county and state, Ashley Morgan [Affiant] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryll A. Hanks
Notary's Signature

My Commission Expires: June 27, 2018
Notary' Seal (if on paper)

WASHINGTON COUNTY SHERYLL A. HANKS STATE OF TENNESSEE NOTARY PUBLIC