Bill Garrett
Batch# 61111
02/21/2018 12:16:24 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20180221-0016479

New Owner + Send Tax Bills to:
Linda Fisher
4748 Ashland City Hwy
Nashville, TN 37218

Quitclaim Deed

Prepared by

RECORDING REQUESTED BY Vernon Bond
AND WHEN RECORDED MAIL TO:
4748 Ashland City Hwy
Nashville, TN 37218, Grantee(s)

Consideration: $ 1.00
Property Transfer Tax: $
Assessor's Parcel No.: 092020038200
PREPARED BY: Vernon Bond certifies herein that he or she has prepared this Deed.

Signature of Preparer

2-21-2018
Date of Preparation

Vernon Bond
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson, State of Tennessee
by Grantor(s), Vernon Bond,
whose post office address is 4748 Ashland City Hwy Nash, TN 37218,
to Grantee(s), Linda Fisher,
whose post office address is 2400 Buena Vista Pike Unit 114 Nash, TN 37218,

WITNESSETH, that the said Grantor(s), Vernon Bond,
for good consideration and for the sum of one dollar
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Veenon Bond
Print Name of Grantor

Signature of First Witness to Grantor(s)

Tucker Chastain
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Julia Wyatt
Signature of Second Witness to Grantor(s)

Julia Wyatt
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Linda Fishee
Print Name of Grantee

Signature of First Witness to Grantee(s)

Tucker Chastain
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Julia Wyatt
Signature of Second Witness to Grantee(s)

Julia Wyatt
Print Name of Second Witness to Grantee(s)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Linda Fishee, **Affiant**
Subscribed and sworn before me this the
21 **Day of** Feb, **20** 18.
Cecila B., **Deputy Register**

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On February 21, 2018, before me, Allison Jones, a notary public in and for said state, personally appeared, Vernon Bond and Linda Fisher

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Allison Jones
Signature of Notary

ALLISON JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant Known No Produced ID Yes

Type of ID TN ID | TNDL

*Ella Bond has passed away and Vernon Bond is the surviving spouse.

Exhibit A

Box 58

WARRANTY DEED

STATE OF TENNESSEE 9945 PG 808
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Ella B. Bond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 96.

Paula B. Harris
Notary Public

MY COMMISSION EXPIRES: Commission Expires Sept. 4, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ella B. Bond (NAME)	NEW OWNER (NAME)	MAP 92-2
2412 Alameda Street (ADDRESS)	4745 Ashland City Hwy (ADDRESS)	PARCEL 382
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Madison TN 37218 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sadie L. Johnson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ella B. Bond, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 80 of Block One, on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 80 fronts 50 feet on the north side of Alameda Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Mrs. Sadie L. Johnson, a widow and Sadie Washington, a widow by deed from William C. Bryant and wife, Goldie L. Bryant, of record in Book 2734, page 331, Register's Office for Davidson County, Tennessee. The said Sadie Washington having since died June 7, 1963 intestate and with no surviving spouse or children, said property divested to Sadie L. Johnson as the only surviving relative.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Book 161, page 138; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee.

96 FEB 12 PM 3:2
FELIX A. [illegible]
DAVIDSON COUNTY, TN

0119798
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2412 Alameda Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal-Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand on this 24th day of January 19 96

x Sadie L. Johnson by W. Alton Lewis

Sadie L. Johnson by W. Alton Lewis, Attorney-in-Fact