Bill Garrett Davidson County
Batch# 90223 DEEDQC
05/08/2018 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180508-0044163

Commitment Number: 23685235

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Curtis Fisher and **Elizabeth Fisher**, 713 Billie Jean Circle, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075 12 0B 049.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): 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.

Curtis M. Fisher, A/K/A Curtis Fisher, a married man, whose mailing address is **713 Billie Jean Circle, Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, and quitclaims to **Curtis Fisher** and **Elizabeth Fisher**, husband and wife, hereinafter grantees, whose tax mailing address is **713 Billie Jean Circle, Hermitage, TN 37076**, the following real property:

Land in Davidson County, Tennessee, Being Lot 11 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, a Planned Unit Development of record in Instrument No. 200005120048125, a revision of Book 9700, Page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Curtis M. Fisher from Earl M. Sands and Anna M. Sands, by virtue of a deed dated 9/3/2005, recorded 9/10/2015, as instrument no. 20150910-0091972 county of Davidson, state of Tennessee. Assessor's Parcel No: 075 12 0B 049.00
Property Address is: 713 Billie Jean Circle, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20150910-0091972 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075 12 0B 049.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 2, 2018:

Curtis M Fisher A/K/A Curtis Fisher

Curtis M. Fisher, A/K/A Curtis Fisher

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 2, 2018 by **Curtis M. Fisher, A/K/A Curtis Fisher** who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm Expires
January 29, 2020

Jana Drury
Notary Public

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of May, 2018.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Seal) My Comm. Expires January 29, 2020

Affiant

Curtis Fisher
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary], Melanie Miller a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries