Karen Y Johnson Davidson County
Batch# 160409 DEEDQC
11/15/2018 12:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181115-0112603

Commitment Number: 24508267
Seller's Loan Number: 2300504541

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:
Margaret A. Fish and **Shelli Barnes**, 717 Blackstone Ave Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052 02 0 151.00

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.

Margaret A. Fish, single, (and is the mother of Shelli Barnes), whose mailing address is **717 Blackstone Ave Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Margaret A. Fish, single** and **Shelli Barnes, married**, hereinafter grantees, whose tax mailing address is **717 Blackstone Ave Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Certain land in Davidson County, Tennessee, described as follows: Being the easterly 20 feet of Lot No. 14, and the westerly 55 feet of Lot No. 15, Block "B" on the revised map of Rainbow Terrace subdivision, of record in Book 1130, Page 85, Register's Office for said County. Said parts of said lots adjoin and front together 75 feet on the Northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

Being the same parcel conveyed to Margaret A. Fish from Martha C. Fish, by virtue of a deed dated 7/8/1999, recorded 7/12/1999, in deed book 11568, page 790, county of Davidson, state of Tennessee.

Property Address is: 717 Blackstone Ave Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 11568, Page 790 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052 02 0 151.00

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 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.

Executed by the undersigned on 10-24-2018 2018:

Margaret A Fish

Margaret A. Fish

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 24, 2018 by **Margaret A. Fish** who is personally known to me or has produced Drivers 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.

Notary Public

Exp: 3-8-2021

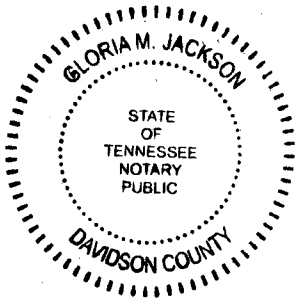
GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 is $ 0 .

Subscribed and sworn to before me

This 24 day of Oct. , 2018 .



(Seal)

Margaret A Fish
Affiant

Margaret A. Fish
Print Name

Notary Public

My commission expires:
3-8-2021

Gloria M. Jackson
Print Name

True Copy Cerification

I, Jeanetta Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Jeanetta Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

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