Karen Y Johnson Davidson County
Batch# 173919 DEEDQC
12/13/2018 02:04:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181213-0121425

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, 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 **Shelli Barnes**, married, (and is the child of Margaret A. Fish), whose mailing address is **717 Blackstone Ave., Madison, TN 37115**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Margaret A. Fish**, single, hereinafter grantee, 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. Assessor's Parcel No: 052 02 0 151.00
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 Quitclaim Deed recorded at Instrument No. 20181115-0112603 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 Dec. 12, 2018:

Margaret A Fish
Margaret A. Fish

Shelli Barnes
Shelli Barnes

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 12, 2018 by **Margaret A. Fish** and **Shelli Barnes** who are personally known to me or have produced driver license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JENNIFER L. FYE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 9, 2022

Jennifer Fye
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 is $ 0.

Subscribed and sworn to before me

This Dec. day of 12, 2018.

Shelli Barnes
Affiant

Shelli Barnes
Print Name

(Seal)

JENNIFER L. FYE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 9, 2022

Jennifer Fye
Notary Public

My commission expires:

July 9, 2022

Jennifer Fye
Print Name