THIS INSTRUMENT PREPARED BY:
April W. Nemer, Esq.
LINDSEY + AMONETTE + NEMER, PLLC
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Nashville, Tennessee 37203
(615) 313-3994

Karen Johnson Davidson County
Batch# 190489 DEEDQC
01/31/2019 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190131-0009493

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Landon Fishburne 419 North 15th Street Nashville, TN 37206	Landon Fishburne 419 North 15th Street Nashville, TN 37206	083 05 0 435.00

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to TENN. CODE ANN. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Katherine Fishburne** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Landon Fishburne** (hereinafter "Grantee"), any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12 on the Map of Survey of the J.J. Tamble Tract, as shown on plat of record in Plan Book 421, Page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed unto Landon Fishburne and Katie Fishburne, Husband and Wife, by Warranty Deed dated October 15, 2014 from Gayle Jones, an unmarried woman, of record in Instrument No. 20141015-0095378, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Russell Jones and wife, Gayle Jones, by Quit Claim Deed dated May 18, 1999 from J.O. Jones and wife, Mary W. Jones, of record in Book 11494, Page 621, Register's Office for Davidson County, Tennessee. **The said James Russell Jones having since passed away on October 2, 2012 leaving Gayle Jones as the fee simple owner of subject property as the surviving tenant by the entirety.**

Being the same property conveyed to J.O. Jones, et us, Mary W. Jones, by Warranty Deed dated June 16, 1993 from Gary Paul Tucker, unmarried, of record in Book 8987, Page 327, Register's Office for Davidson County, Tennessee.

This is improved property located at 419 North 15th Street, Nashville, Tennessee 37206.

~~**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per TENN. CODE ANN. § 67-4-409, is $0.00, as this QUITCLAIM DEED is an adjustment of property rights between divorcing parties pursuant to a FINAL DECREE OF DIVORCE.

KATHERINE FISHBURNE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 24 day of January, 2019.

KATHERINE FISHBURNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Fishburne**, the within named Grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 7-6-2020

JACOB R. NEMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

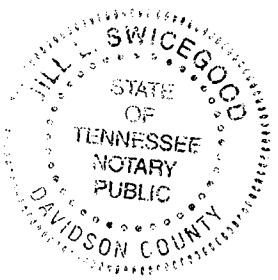
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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