Karen Johnson Davidson County
Batch# 419184 DEEDQC
06/18/2020 12:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200618-0064312

Commitment Number: 26301069
Seller's Loan Number: 103582103

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:
LaFonda Fisher, 3907 Flicker Dr., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059-13-0-111-00

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.

Lafonda Hayes N/K/A LaFonda Fisher, a married person, joined by spouse **Travis Fisher**, whose mailing address is **3907 Flicker Dr., Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LaFonda Fisher**, a married person, hereinafter grantee, whose tax mailing address is **3907 Flicker Dr., Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the County of Davidson and State of Tennessee, to wit: Lot Number 199 on the Plan of Treppard Heights, Section 1, of record in Book 2663, page 65, Register's Office for said County. Said Lot Number 199 fronts 95.00 feet on the Westerly side of Flicker Drive and extends back 209.8 feet on the Northerly line and 224.7 feet on the Southerly line to a dead line, measuring 143.7 feet thereon. Being the same parcel conveyed to Lafonda Hayes from MTGLQ, Investors, L.P., by virtue of a deed dated 5/30/2007, recorded 8/22/2007, as

instrument no. 20070622-0074625 county of Davidson, state of Tennessee. Assessor's Parcel No: 059-13-0-111-00
Property Address is: 3907 Flicker Dr., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20070622-0074625 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059-13-0-111-00

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 March 2, 2020:

LaFonda Hayes NKA LaFonda Fisher
Lafonda Hayes N/K/A LaFonda Fisher

Travis Fisher
Travis Fisher

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 2, 2020 by **Lafonda Hayes N/K/A LaFonda Fisher** and **Travis Fisher** who are personally known to me or have produced driving 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exp: 3-8-2021

202006180064312

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 2 day of March, 2020.

LaFonda Fisher
Affiant

LaFonda Fisher
Print Name

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

True Copy Cerification

I, Amy Cox, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, 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: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries