Prepared By:
Jennifer Donnelly, 416 35th Ave N, Nashville TN

After Recording Return To:
416 35th Ave N
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 464142 DEEDQC
08/26/2020 09:29:50 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20200826-0096571

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 07, 2020 THE GRANTOR(S),

- Thomas Fischbach, a married person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Jennifer Donnelly and Thomas Fischbach, a married couple, residing at 416 35th Ave N, Nashville, TN County, Tennessee 37209

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Land situated in Davidson County, Tennessee, being 416, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3326 Felicia Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 21050304-0019120, in the Register's Office of Davidson County, Tennessee, with a Plat attached to which a Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed by Grantland Hammond, a married man, by Warranty Deed to Thomas Fischbach by Instrument No. 20160405-0032126, Register's Office for Davidson County, Tennessee.

This is improved real property located at 416 35th Ave N, Nashville TN 37209. Unit 416 Homes at 3326 Felicia Street.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 092090P00100CO

Mail Tax Statements To:
Thomas Fischbach
416 35th Ave N
Nashville, Tennessee 37209

[SIGNATURE PAGE FOLLOWS]

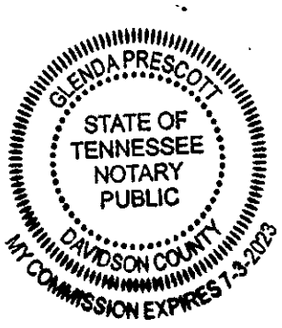
Grantor Signatures:

DATED: August 7 2020

Thomas Fischbach
416 35th Ave N
Nashville, Tennessee, 37209

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7th day of August, ____, before me personally appeared Thomas Fischbach, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Glenda Prescott
Notary Public

Title (and Rank)

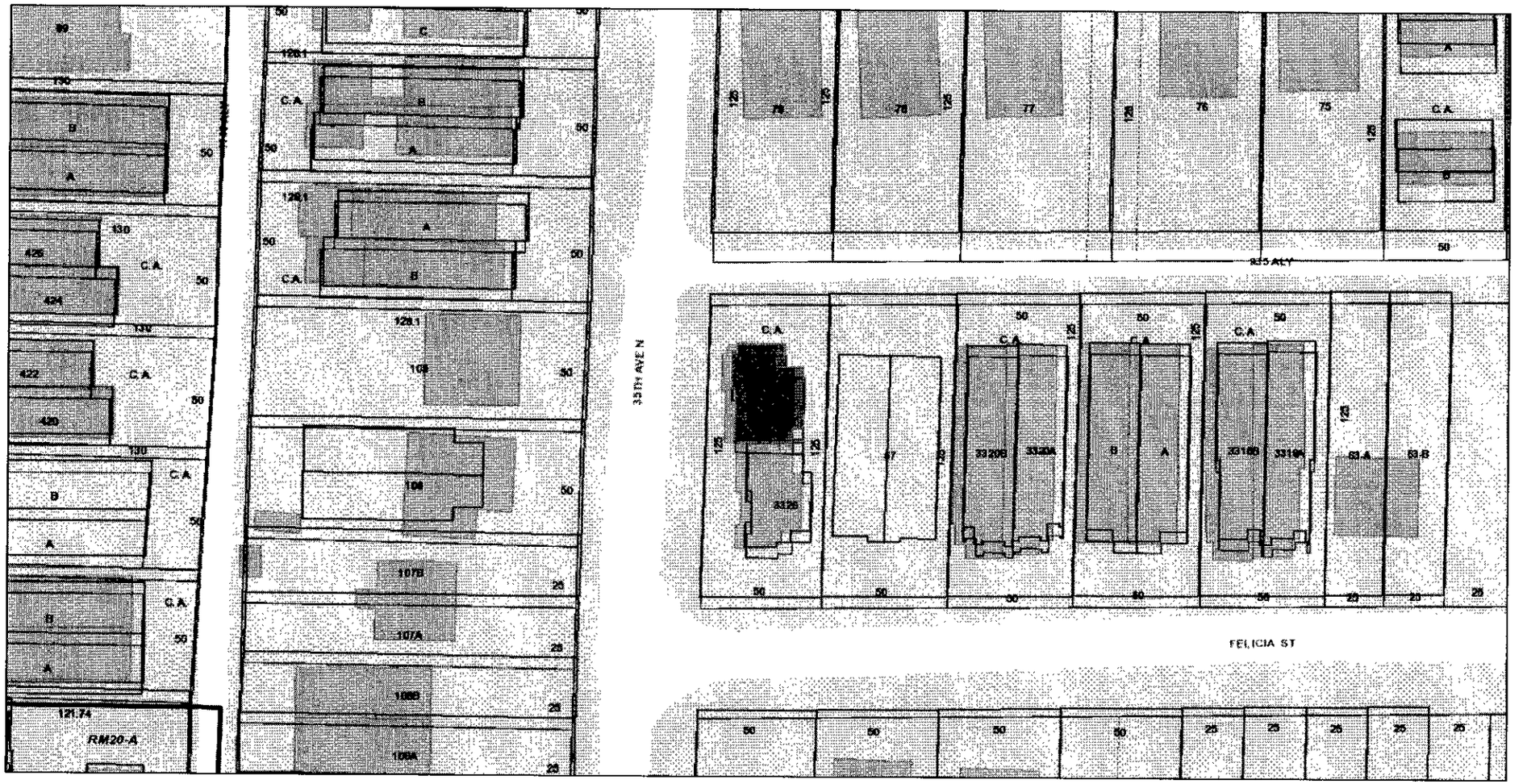
My commission expires 07/03/2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Jennifer Donnelly

Nashville / Davidson County Parcel Viewer



July 29, 2020

polygonLayer

- Override 1
- Ownership Parcels
- Planned Unit Development
- Urban Design Overlay District
- Zoning

1:564

0 0.005 0.01 0.02 mi

0 0.01 0.02 0.04 km

Metro GIS

Made by: Metro GIS

Original

This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
SUZANNE DOROTHY FISCHBACH

TO:
THOMAS PETER FISCHBACH

BILL GARRETT, Davidson County
Trans:T20160097108 DEEDQC
Recvd: 11/02/16 14:58 3 pgs
Fees:17.00 Taxes:0.00
20161102-0116066

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Thomas Peter Fischbach 416 35th Avenue North Nashville, TN 37209	Franklin American Mortgage 6100 Tower Circle, Suite 600 Franklin, TN 37067	092090P00100CO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery for Williamson County, Tennessee, Docket No. 45137**

Thomas Peter Fischbach
THOMAS PETER FISCHBACH

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/09/18

(AFFIX SEAL)

JENNIFER B. KAMPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **SUZANNE DOROTHY FISCHBACH** do here by Quitclaim to **THOMAS PETER FISCHBACH** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land situated in Davidson County, Tennessee, being 416, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3326 Felicia Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150304-0019120, in the Register's Office for Davidson County, Tennessee, with a Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed by Grantland Hammond, a married man, by Warranty Deed to Thomas P. Fischbach, a married man, by Instrument No. 20160405-0032126, Register's Office for Davidson County, Tennessee.

This is improved real property located at 416 35th Avenue North, Nashville, TN 37209.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, Docket No. 45137.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14 day of Sept, 2016.

SUZANNE DOROTHY FISCHBACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUZANNE DOROTHY FISCHBACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 14th day of September, 2016.

Notary Public

My Commission Expires: 01/09/18

JENNIFER B. KAMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 092 09 0P 001.00
Current Owner: FISCHBACH, THOMAS PETER
Mailing Address: 416 35TH AVE N
NASHVILLE, TN 37209
Zone: 2
Neighborhood: 1126

Location: 416 35TH AVE N
Land Area: 0.00 Acres
Most Recent Sale Date: 09/14/2016
Most Recent Sale Price: $0
Deed Reference: 20161102-0116066
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2020
Land Value: $136,000
Improvement Value: $363,300
Total Appraisal Value: $499,300

Assessment Classification*: RES
Assessment Land: $34,000
Assessment Improvement: $90,825
Assessment Total: $124,825

LEGAL DESCRIPTION

UNIT 416 HOMES AT 3326 FELICIA STREET

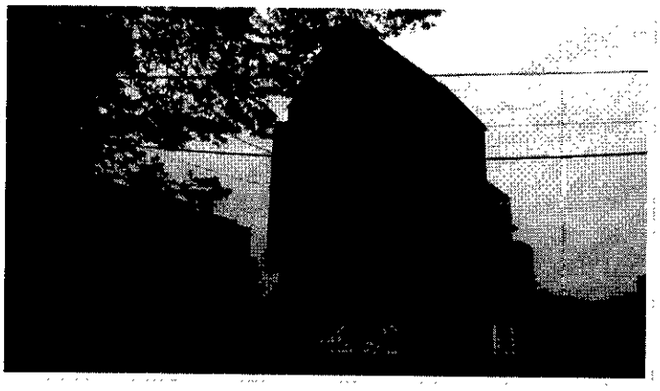
Map & Parcel: 092 09 0P 001.00

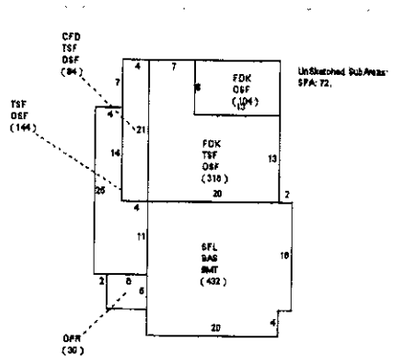
IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 2016
Square Footage: 2,128
Number of Living Units: 1
Building Grade: B
Building Condition: Average

Rooms: 5
Beds: 3
Baths: 3
Half Bath: 1
Fixtures: 16

Exterior Wall: FRAME
Frame Type: TYPICAL
Story Height: TWO STY
Foundation Type: PT BSMT
Roof Cover: METAL





Parker Toler
Metropolitan Trustee

416 35TH AVE N

DS	MapNum	GP	CtrlMap	Parcel	I	S-I
00	92	9	P	1.00	R	000

(C) is for separate City Tax, (C/A) for City Tax Addon
(ADD) is for County Tax Addon
(BK) for Bankruptcy
(CM) for Clerk&Master
(AP) for Under Appeal

Owner Information

Owner: FISCHBACH, THOMAS PETER

Address: 416 35TH AVE N
NASHVILLE, TN 37209

Land Value: $136,000.00
Improve Value: $363,300.00
Total Value: $499,300.00
Assessment: 25% * $499,300.00 = $124,825.00

Parcel Details

Deed Information	Plat Information	Property Information
Book: Page: Date:	---	Property Address: 416 35TH AVE N
---	---	Subdivision: UNIT 416 HOMES AT 3326 FELICIA STREET
---	---	Dimensions: N/A
---	---	Calculated Acres: 0.0 Deeded Acres: 0.00

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2019	263999	FISCHBACH, THOMAS PETER	2019-12-12	3,938.23	3,938.23	0.00	DIRECT	N/A	CITIZENS ONE HOME LOANS
2018	264628	FISCHBACH, THOMAS PETER	2018-12-28	3,938.23	3,938.23	0.00	DIRECT	N/A	CENTRAL LOAN ADMINISTRATION
2017	265390	FISCHBACH, THOMAS PETER	0000-00-00	3,938.23	3,938.23	0.00	N/A	N/A	N/A
2016	266860	FISCHBACH, THOMAS PETER	0000-00-00	3,624.95	3,624.95	0.00	N/A	N/A	N/A

Parcel history is for informational use only. This is not a bill. Information subject to change at any time without notice.

2019

Parker Toler, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

Printed Date: **07/29/2020**
ACCOUNT # **092090P00100CO**
BILL # **2019-263999**
MTG - **CITIZENS ONE HOME LOANS**

QUESTIONS: (615) 862-6330

2019 REAL PROPERTY TAX STATEMENT

RETAIN THIS PORTION FOR YOUR TAX RECORDS.

Owner Address
FISCHBACH, THOMAS PETER
416 35TH AVE N
NASHVILLE, TN 37209

Property Address
416 35TH AVE N

Classification
RESIDENTIAL

Legal Description
UNIT 416 HOMES AT 3326 FELICIA STREET

Acres	Council District
0.00	21

Land Value	$	136,000.00
Improvement Value	$	363,300.00
Personal Property	$	0.00
Total Value	$	499,300.00
Exemption		No
Equalization Factor		0.0000
Assessed %		25
Assessed Value	$	124,825.00
Tax Rate		3.1550
Base Tax	$	3,938.23
Rollback Tax	$	0.00
Interest Due	$	0.00
Prior Payments	$	3,938.23
Balance Due	$	0.00

Your taxes are distributed as follows:

Fund Description	Rate	GSD Tax	USD Tax	Amount
GSD GENERAL FUND	1.28800	1,607.75	0.00	1,607.75
GSD DEBT SERVICE	0.29700	370.73	0.00	370.73
GSD SCHOOL DEBT SERVICE	0.12600	157.28	0.00	157.28
GSD SCHOOLS GENERAL PURPOSE	0.99400	1,240.76	0.00	1,240.76
USD DEBT SERVICE	0.06600	0.00	82.38	82.38
USD FIRE PROTECTION	0.05000	62.41	0.00	62.41
USD GENERAL FUND	0.33400	0.00	416.92	416.92
Total Base Tax	**3.1550**	**$ 3,438.93**	**$ 499.30**	**$ 3,938.23**

Payment History

Original Tax Due	3,938.23
Adjustments	0.00
Interest Accrued	0.00
Previous Base Tax Payments	3,938.23
Previous Interest Payments	0.00
Current Base Tax Due	0.00
Current Interest Due	0.00
Total Current Amount Due	0.00

ADA (615) 862-6330

CUT OR TEAR ALONG THIS LINE

2019

Parker Toler, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

Current Amount Due : **$ 0.00**

PAY ONLINE AT: nashville.gov/trustee

ACCOUNT	BILL #
092090P00100CO	2019-263999
PROPERTY ADDRESS 416 35TH AVE N	
MTG - CITIZENS ONE HOME LOANS	
NO AMOUNT NEEDS TO BE REMITTED	

Important: Return this portion with your payment. Use the address below for current payment only. Make check payable to:

☐ Address Change

FISCHBACH, THOMAS PETER
416 35TH AVE N
NASHVILLE, TN 37209

Metropolitan Trustee
Real Property Tax Dept.
PO BOX 196358

Parker Toler, Metropolitan Trustee
Property Tax Payment

ADDRESS INFORMATION				
416 35TH AVE N NASHVILLE	Account	092090P00100CO	Bill	19-263999
	Receipt	4105686	Date	Dec 12, 2019
	Receipted By	MTGTAPEPAYMENT		
	Received By	MTGTAPEPAYMENT		

2019

THANK YOU FOR YOUR PAYMENT!

APPRAISAL INFORMATION	
Classification	RESIDENTIAL
Land Value	$136,000.00
Improvement	$363,300.00
Total Value	$499,300.00
Assessed Percent	25
Assessed Value	$124,825.00
Tax Rate	3.155000000
Total Base Tax	$3,938.23

PAYMENT INFORMATION	
Previous Balance	$3,938.23
Tax Paid Today	$3,938.23
Interest Paid Today	$0.00
Total Paid Today	$3,938.23

PAID IN FULL

METHOD	PAID BY	AMOUNT
Direct	CITIZENS ONE HOME LOANS	$3,938.23

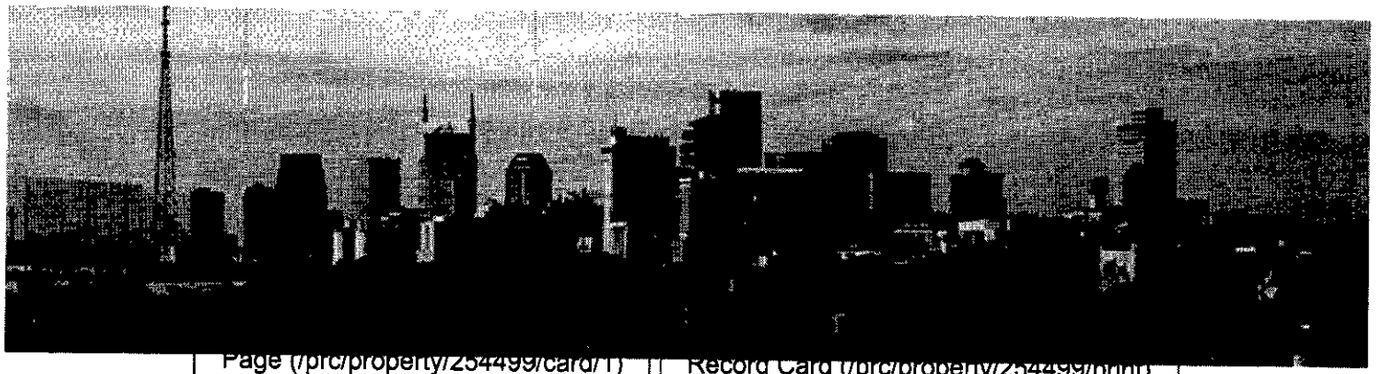
BALANCE DUE $0.00

CUT OR TEAR ALONG THIS LINE

FISCHBACH, THOMAS PETER
416 35TH AVE N
NASHVILLE, TN 37209

Metropolitan Trustee
PO BOX 305012
Nashville, TN 37230-5012

(https://www.padctn.org)



Page (/prc/property/254499/card/1) | Record Card (/prc/property/254499/print)

Building and Improvement Details (/prc/property/254499/card/1/interior)

Historical Data (/prc/property/254499/card/1/historical) | Review/ Appeal (/prc/property/254499/card/1/review)

Google/ Bing Maps (/prc/property/254499/card/1/map)

To return to your search results click your browsers back button

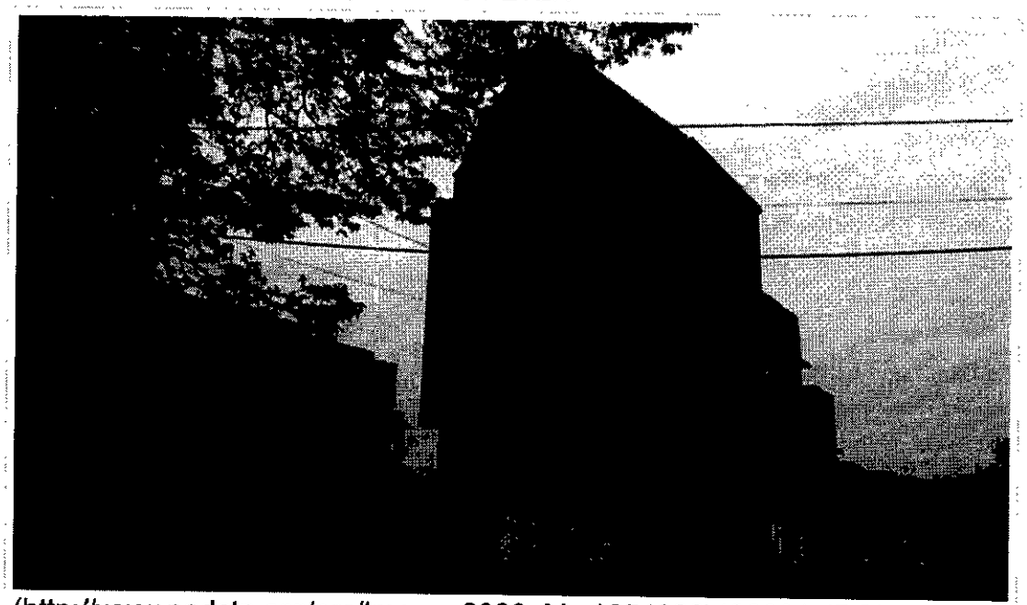
GENERAL PROPERTY INFORMATION

Card 1 of 1

Map & Parcel: 092 09 0P 001.00

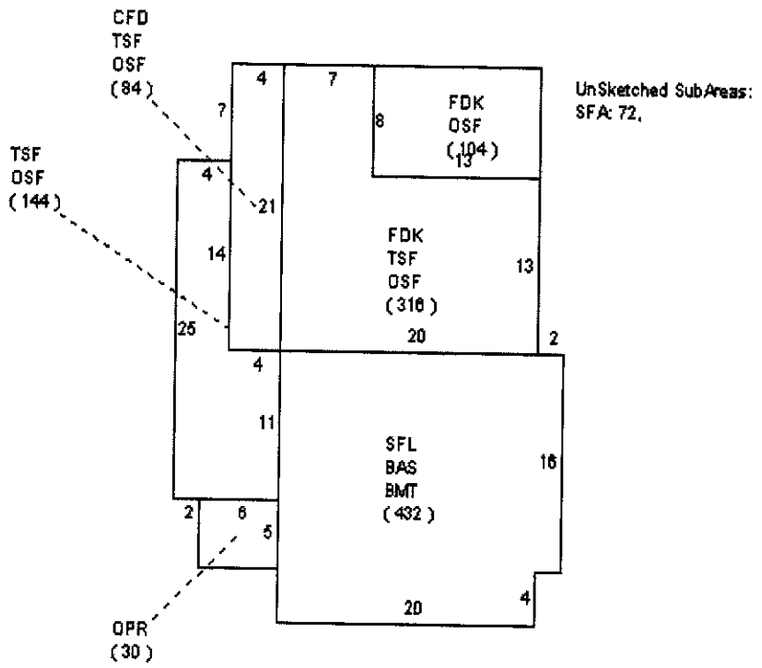
Location: 416 35TH AVE N

Current Owner: FISCHBACH, THOMAS PETER



(http://www.padctn.org/prc/Image_2020_May\254000\499001.JPG)

Click to Enlarge (http://www.padctn.org/prc/Image_2020_May\254000\499001.JPG)



(http://www.padctn.org/prc/Sketch_2020_May\254000\499001.jpg)

Click to Enlarge (http://www.padctn.org/prc/Sketch_2020_May\254000\499001.jpg)

Sketch Details (/prc/property/254499/card/1/interior)

Mailing Address: 416 35TH AVE N, NASHVILLE, TN 37209

Legal Description: UNIT 416 HOMES AT 3326 FELICIA STREET

Tax District: USD View Tax Record (https://nashville-tn.mygovonline.com/mod.php?mod=propertytax&mode=public_lookup)

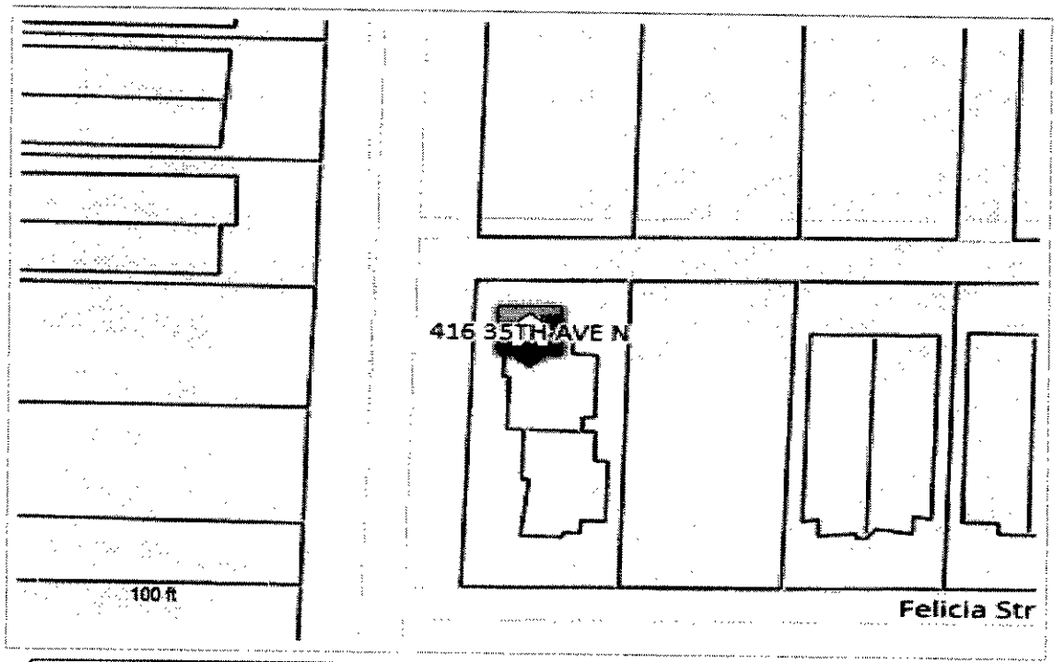
Assessment Classification*: RES

Legal Reference: 20161102-0116066 View Deed (https://www.davidsonportal.com/gis/file.php?file=201611020116066)

Sale Date: 09/14/2016

Sale Price: $0

MAP TOOLS



Comper
Sales Search (http://davidson-tn-citizen.comper.info/template.aspx?propertyID=092090P00100CO)

Pictometry
Aerial Photos (http://community.spatialest.com/tn/davidson/pictometry.php?y=36.154090&x=-86.826512)

Metro
Maps (https://maps.nashville.gov/ParcelViewer/?parcelID=092090P00100CO)

To view data for another property click in map to select

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

TOTAL PROPERTY APPRAISAL / ASSESSMENT

Assessment Year: 2020

Last Reappraisal Year: 2017

Improvement Value: $363,300

Land Value: $136,000

Total Appraisal Value: $499,300

Assessed Value: $124,825

Property Use: RESIDENTIAL CONDO

Zone: 2

Neighborhood: 1126

Land Area: 0.00 Acres

GENERAL ATTRIBUTES - CARD 1

Property Type: SINGLE FAM
Year Built: 2016
Square Footage: 2,128
Exterior Wall: FRAME
Story Height: TWO STY
Building Condition: Average
Foundation Type: PT BSMT

Number of Rooms: 5
Number of Beds: 3
Number of Baths: 3
Number of Half Bath: 1
Number of Fixtures: 16

PADCTN.ORG

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Who We Are, What We Do (https://www.padctn.org/general/)
Real Property Search (https://www.padctn.org/real-property-search/)
Real Property (https://www.padctn.org/real-property/)
Personal Property (https://www.padctn.org/personal-property/)
Appeal Information (https://www.padctn.org/review-appeal/)
Services (https://www.padctn.org/services/)

Terms of Use (https://www.padctn.org/terms-of-use/)
System Requirements (https://www.padctn.org/system-requirements/)
Annual Paper Reduction Report (https://www.padctn.org/annual-paper-reduction-report/)

QUICK LINKS

Metro Sites (https://www.padctn.org/general/topic-index-and-links/)
Surrounding Counties (https://www.padctn.org/general/topic-index-and-links/)
State Sites (https://www.padctn.org/general/topic-index-and-links/)

CONTACT

Staff Directory (https://www.padctn.org/staff-directory/)
Directions (https://www.padctn.org/directions/)
E-mail Customer Service (mailto:assessorweb@nashville.gov)
Facebook (https://www.facebook.com/metronashvilleassessorofproperty/)
Twitter (https://twitter.com/NSHPropAssessor)