Karen Johnson Davidson County
Batch# 591751 DEEDQC
03/15/2021 08:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210315-0033640

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Hershel W. Fisher
8488 Lewis Road
Nashville, TN 37221

Send Tax Bills To
Same

Map-Parcel
155 00 0 032.00

Quitclaim Deed from Spouse to Spouse

Grantor: Peggy Fisher
Grantee: Hershel W. Fisher

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

TRACT I:
LAND in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by Roy Brantley, Jr., dated April 22, 1959 as follows:

BEGINNING at an iron pin in the center of Lewis Road thence North 54° West 468 feet to a stake, thence North 2° 30 minutes West 328 feet to a 30-inch Beech tree; thence North 87° East 840 feet to an iron pin in the center of Lewis Road, thence South 46° 45 minutes West along the meander of said Lewis Road 735 feet to the point of beginning, the same being 6.34 acres more or less.

TRACT II:
LAND in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin in the center of Lewis Road, same being Herbert York's southwest corner, running thence North 54° West 100 feet to a point in York's West line, thence West 50 feet to a point; thence South 54° East 100 feet to the center of Lewis Road, thence with the center of Lewis Road 50 feet to the beginning.

TRACT III:
LAND being in the 9th Civil District, on the northwest corner of Herbert York's small tract, recorded in Book 3029, page 169 and running South 15° West 50 feet to the Southwest corner of said tract; thence South 54° East 100 feet to the center of Lewis Road; thence with the center of Lewis Road South 17° West 17.8 feet; thence North 59° 30 minutes West 171 feet to a stake; thence North 12° East 115.5 feet to a stake in York's line ; thence with said line South 54° East 133 feet to the beginning. Containing .24 acre, more or less, being a part of the tract on record in Book 2901, page 91 of the Register's Office for Davidson County, Tennessee. Described according to a survey made by S.H. Hutchison, surveyor dated AUGUST 2, 1965.

Being the same property conveyed to Hershel W. Fisher and spouse, Peggy Fisher, by deed from Herbert York, a single person, of record in Book 9396, Page 941, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 8488 Lewis Road, Nashville, TN 37221.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF §6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Peggy Fisher, Grantor

State of Tennessee
County of Davidson

On March 12, 2021, before me personally appeared Peggy Fisher, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who made her mark on the foregoing instrument, and who acknowledged that she made her mark on it as her free act and deed.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Hershel W. Fisher, Grantee

Sworn to and subscribed before me on March 12, 2021.

Pati K Bedwell
Notary Public

My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On March 12, 2021, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER