THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 611085 DEEDQC
04/08/2021 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210408-0047189

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Emily Fisher 4508 Elkins Avenue Nashville, TN 37209	New Owner	091 16 0 059.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Scott Fisher and Emily Jane Fisher, Trustees of the Fisher Family Trust dated April 25, 2017,** by these presents do hereby quitclaim and convey unto **Emily Fisher,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being the Westerly 4 feet of the Lot No. 407, all of Lot No. 409 and the easterly 10 feet of Lot No. 411 of Block 18, on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 407, all of Lot No. 407 and part of Lot No. 411 front together 64 feet on the Northerly side of Elkins Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emily Fisher and Brian Fisher, wife and husband, by deed dated December 1, 2017, and recorded December 6, 2017, from Jonathan L. Smith, a married man, of record in Instrument Number 20171206-0124471, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian Scott Fisher and Emily Jane Fisher, Co-Trustees of the Fisher Family Trust dated April 25, 2017, by deed dated June 18, 2018, and recorded June 22, 2018, from Emily Fisher and Brian Fisher, wife and husband, of record in Instrument Number 20180622-0060476, Register's Office for Davidson County, Tennessee.

Being also known as 4508 Elkins Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8TH day of April 2021.

Affiant

My commission expires:

Notary Public

(Affix Seal)

JAMIE J OSBORN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8TH day of April, 2021.

Fisher Family Trust dated April 25, 2017

Brian Scott Fisher, Trustee

Emily Jane Fisher, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Scott Fisher and Emily Jane Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Fisher Family Trust dated April 25, 2017, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 8TH day of April, 2021.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

