Karen Johnson Davidson County
Batch# 696360 DEEDQC
08/12/2021 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210812-0108986

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 4th day of August, 2021.

Notary Public
My commission expires: 6/13/2022

2021-415

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian S. Fisher	Data Mortgage Inc. dba Essex Mortgage	
110 Oceola Avenue, Unit #3	2200W Orangewood Ave. Ste. 150	103-02-3F-003.00-CO
Nashville, TN, 37209	Orange, CA 92868	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Troy E. Fisher and Teresa Fisher, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Brian S. Fisher, an unmarried man** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Oceola Park Townhomes, a horizontal property regime, Planned Unit Development, of record in Instrument No. 20190813-0080796 and, as First Amended in Instrument No. 20200325-0032605 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian S. Fisher, Troy E. Fisher, and Teresa Fisher, Tennants in Common with rights of survivorship by Warranty Deed from Oceola Park, LLC Florida Limited Liability Company of record in Instrument No. 20210311-0032610 Register's Office for Davidson County, Tennessee, dated March 8, 2021 and recorded on March 11, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **110 Oceola Avenue, Unit #3, Nashville, TN 37209.**

Witness my/our hands this 4th day of August, 2021.

Troy E. Fisher

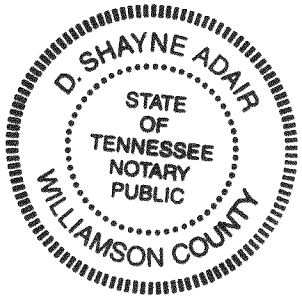
Teresa Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named and Troy E. Fisher and Teresa Fisher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2021.

Notary Public
My Commission Expires: 6/13/2022



THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2021.

D. Shayne Adair

August 10, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th **day of** August, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY