THIS INSTRUMENT PREPARED BY:

Richard K. Smith
PARKER, LAWRENCE, CANTRELL & SMITH
201 4th Avenue North, Suite 1700
Nashville, TN 37219
(615) 255-7500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 0 .

FRANK M. GALLINA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

AFFIANT
Subscribed and sworn to before me this 2nd day of November, 2021.

Notary Public
My Commission Expires: 5-2-22

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Lori Ann Fischer		**Map 117-7**
3422 Hopkins Street	-SAME-	**Parcel 114**
Nashville, TN 37215		

QUITCLIAM DEED

KNOW ALL PERSONS by these presents that Helen A. Fischer who for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise and quitclaim unto her daughter, Lori Ann Fischer all of the right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as:

Being the southerly one half (1/2) of Lot No. 142 on the Map of the North part of Noel's Subdivision of Watkins Grove as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 100 feet on the easterly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.

Karen Johnson Davidson County
Batch# 747980 DEEDQC
11/02/2021 03:07:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211102-0146751

Being the same property Robert Warren Fischer conveyed his interest to Helen A. Fischer by Quitclaim Deed for the purpose of terminating a tenancy by the entirety of record in Book 10039, page 11, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3422 Hopkins Street, Nashville, TN 37215.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2 day of November, 2021.

Helen A. Fischer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Helen A. Fischer with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 2nd day of November, 2021.

NOTARY PUBLIC

FRANK M. GALLINA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

My Commission Expires: 5-2-22