AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220039779LD

Karen Johnson Davidson County
Batch# 871768 DEEDQC
06/15/2022 10:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220615-0068329

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 075-15-0-045.00

QUITCLAIM DEED

THIS DEED made and entered into on this 3 day of June, 2022, by and between **John W. Fisher, an unmarried man**, residing at 132 Brandon Trail, Smyrna, TN 37167 **and Stephanie Fisher, an unmarried woman,** residing at 8411 Terry Lane, Nashville, TN 37076, **who acquired title as his wife**, hereinafter referred to as Grantor(s) and **Stephanie Fisher, an unmarried woman,** residing at 8411 Terry Lane, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 8411 Terry Lane, Nashville, TN 37076

Being the same property conveyed to John W. Fisher and Wife, Stephanie Fisher from Moya P. Leuty, unmarried, Dated 05/23/2011, Recorded 05/25/2011, Deed Instrument # 20110525-0039974, County of Davidson, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

John W. Fisher

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, John W. Fisher, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 3 day of June, 2024.

Notary Public

My Commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Stephanie Fisher

Stephanie Fisher

STATE OF TENNESSEE
COUNTY OF Davs

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Stephanie Fisher, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 3 day of June, 20 2c

Notary Public

My Commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

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

Stephanie Fisher

Affiant

Print Name: Stephanie Fisher John W Fisher

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 3 day of June, 2022.

Notary Public
My Commission Expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Stephanie Fisher
8411 Terry Lane
Nashville, TN 37076

Name and address of property owner:

Stephanie Fisher
8411 Terry Lane
Nashville, TN 37076

EXHIBIT A

LEGAL DESCRIPTION

The following described property situated in the County of DAVIDSON, State of TENNESSEE, to wit:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 214 ON THE PLAN OF HERMITAGE ESTATES OF RECORD IN PLAT BOOK 3300, PAGE 70 AND 71, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel/APN/Tax ID: 07510004500

Tennessee Certification of Electronic Document

I, Jennifer Terranova, 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 **6/3/22** (date of document).

Jennifer Terranova
Signature

6/7/22 Date

State of New York

County of Ontario

Sworn to and subscribed before me this **7** day of **June**, 2**022**.

Kimberly L. Atkins
Notary's Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2026

My Commission Expires:
4/22/2026