Karen Johnson Davidson County
Batch# 877905 DEEDQC
06/24/2022 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072838

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL
Patricia J. Howell	Same as Owner	Map 18-12-0A
105 Judith Ct.		Parcel 004.00
Goodlettsville, Tennessee 37072		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Patricia J. Howell**, by these presents quitclaim and convey to **Patricia J. Howell and Sara M. Fischer, Joint Tenants with the Right of Survivorship,** all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Section One, Emerald Cove, a Planned Unit Development of record in Plat Book 6900, Page (s) 629 through 631, inclusive, 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 Patricia J. Howell, a married woman, by warranty deed from James S. Foglesong, III, by warranty deed of record as Instrument 20200527-0054703, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 105 Judith Ct., Goodlettsville, Tennessee 37072.**

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of

this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on date indicated.

Patricia J. Howell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Patricia J. Howell, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 4/20/2022.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this date: 4/20/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20th day of June 2022, 2022.

Date: 6-21-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 21st day of June, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY