Karen Johnson Davidson County
Batch# 999420 DEEDQC
05/04/2023 08 14 22 AM 2 pgs
Fees $13 00 Taxes $1,017 50
20230504-0033001

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$275,000.00

AFFIANT

Subscribed and sworn to before me, this 26 day of April 2023

NOTARY PUBLIC
My Commission Expires. 5/5/25

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberly Martin 5229 Kincannon Drive Nashville, TN 37220	New Owner	14612017500

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHY STEWART** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **KIMBERLY MARTIN** ("GRANTEE") her heirs, successors and assigns, all of Grantor's right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Arrowwood Subdivision, as of record in Book 6050,, page 275, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Dorris Fisher and wife, Elsie Jeanice Fisher by Warranty Deed from Clifford Wilson and wife, Gay Hopson Wilson, of record in Book 8694, Page 108, Register's Office for Davidson County, Tennessee. The said James Dorris Fisher having since died on September 16, 2018, leaving Elsie Jeanice Fisher as surviving tenant.

The said Elsie Jeanice Fisher, who was also known as Jeanice S. Fisher, having since died on November 6, 2022, and her Last Will and Testament having been admitted to probate for the sole purpose of establishing muniment of title, under Docket No. 23P492 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, leaving Kathy Stewart and Kimberly Martin as her sole

beneficiaries, as evidenced by her Will and Court Order of record in Instrument Nos. 202304040024217 and 202304040024218, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **417 ARROWWOOD DRIVE, NASHVILLE, TENNESSEE 37211.**

Witness our hands this the 17th day of April, 2023.

Kathy Stewart

Kathy Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHY STEWART,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2023.

Lexie Osgood

Notary Public
My Commission Expires: 03/03/2026

LEXIE OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 3, 2026