QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1035757 DEEDQC
08/08/2023 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061352

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Jamuka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY (and return to):

Magnolia Title & Escrow, Inc.
1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shys Linton, LLC	**Same As New Owner**	
(NAME)	(NAME)	
1 Marbella		**131-11-0-053.00**
(ADDRESS)	(ADDRESS)	
San Clemente, CA 92673		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROSE FISCHER, A MARRIED WOMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SHYS LINTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL ITS INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page(s) 81 and 82, 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 The Ernst Group, LLC, a Tennessee limited liability company by Special Warranty Deed from Littlejohn Holdings, LLC, a Tennessee limited liability company of record in Instrument Number 20191204-0125106, in the Register's Office for Davidson County, Tennessee, dated December 02, 2019 and recorded on December 04, 2019.

Being the same property conveyed to Rose Fischer, a married woman, by Warranty Deed from The Ernst Group, LLC, a Tennessee limited liability company of record in Instrument Number 20230807-0061171 **, in the Register's Office for Davidson County, Tennessee, dated** July 27, 2023 **and recorded on** August 7, 2023 **.**
The subject property is not a marital residence of Rose Fischer and as such is not subject to any marital or homestead interest.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4600 Shys Hill Road, Nashville, TN 37215**

Witness our hands this the 1st day of August, 2023.

Rose Fischer

STATE OF Ca)

COUNTY OF Orange)

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

Witness my hand and official seal, this the 1st day of August, 2023.

Notary Public
My Commission Expires: 9/20/2024

KELLY DAVIS
Notary Public - California
Orange County
Commission # 2333910
My Comm. Expires Sep 20, 2024

Certificate of Authenticity

I, Elizabeth Yerger, 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 1, 2023**.

Affiant Signature

August 8, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

