X-0570 (BM) Box #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1044672 DEEDQC
08/31/2023 10 28 12 AM 2 pgs
Fees $12 00 Taxes $0 00

20230831-0068243

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2023

Notary Public

My commission expires Sept 8th, 2026

(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Anthony R. Fisher	**"NEW OWNER"**	**119-01-0-197.00**
2209 Fox Avenue		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Anthony R. Fisher, an unmarried man, and Keagan Fisher, an unmarried man, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Anthony R. Fisher, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Part of Block "B" – Overhill City Plan, of record in Plat Book 843, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Anthony R. Fisher and Keagan Fisher, as joint tenants with rights of survivorship, by Warranty Deed dated August 1, 2018, from Danielle Robb, unmarried, and Nancy Parks Anderson, unmarried, of record in Instrument No. 20180806-0076865 Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR, KEAGAN FISHER.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **2209 Fox Avenue, Nashville, TN 37210 .**

Witness my/our hand(s) this 30th day of **August, 2023.**

Anthony R. Fisher

Keagan Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony R. Fisher,** the 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 at Nashville, Tennessee, this 30th day of **August, 2023.**

Notary Public

My Commission Expires: Sept 8th, 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keagan Fisher,** the 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 at Nashville, Tennessee, this 30th day of **August, 2023.**

Notary Public

My Commission Expires: Sept 8th, 2025

JESSICA D PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY