This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1117380 DEEDQC
04/02/2024 02:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240402-0023076

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mason Betsch** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Amanda Fisk,** (Grantee), an unmarried woman, all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No 92, on the Plan of RIVERBROOK PHASE 2 FINAL SUBDIVISION PLAT, as shown on plate of record in Instrument No 20220617-0069868, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mason Betsch and Amanda Betsch by Warranty Deed dated March 14, 2023 of record at Instrument No. 20230314-0018528 in the Register's Office of Davidson County, Tennessee. Mason Betsch and Amanda Betsch have since divorced. Amanda Betsch is now known as Amanda Fisk.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 2 day of April, 2024.

Mason Betsch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mason Betsch,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of April, 2024.

MY COMMISSION EXPIRES: 1-6-25 NOTARY PUBLIC

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 2 day of April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**7437 Blue Gable Rd, Hermitage, TN 37076**
TAX PARCEL NO.:	086 12 0D 092.00
PROPERTY OWNER:	**Amanda Fisk**
OWNER'S ADDRESS:	**7437 Blue Gable Rd, Hermitage, TN 37076**
MAIL TAX BILLS TO:	**new owner**

Certificate of Authenticity

I, Holly A. Mason, 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 April 2nd 2024.

Affiant Signature

4/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of April 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026