Karen Johnson
Batch # 1206401
11/19/2024 08:19:22 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241119-0089384

G#37545-2
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNERS:
Whitney Michelle Fisher and
Keagan Jones Fisher
2209 Fox Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
"New Owners"

MAP-PARCEL NOS.
119 01 0 197 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, we, **Whitney Michelle Fisher, an unmarried woman, and Keagan Jones Fisher, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Whitney Michelle Fisher, an unmarried woman, as to a 40% undivided interest, and Keagan Jones Fisher, a married man, as to a 60% undivided interest, as tenants in common**, hereinafter called the Grantees, their heirs and/or assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31 as shown on the Map of First Mortgage Bond Company's Subdivision of 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 all of 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 said property was further conveyed to Anthony R. Fisher, an unmarried man, by Quitclaim Deed dated August 30, 2023, from Anthony R. Fisher, an unmarried man, and Keagan Fisher, an unmarried man, as joint tenants with rights of survivorship, of record in Instrument No. 20230831-0068243, said Register's Office. The said Anthony R. Fisher having died on March 6, 2024. Keagan Jones Fisher was determined to be the sole heir-at-law by Affidavit of Heirship and Indemnity Agreement of record in Instrument No. 20241119-0089381, said Register's Office. The said Keagan Fisher and Keagan Jones Fisher being one and the same person.

The late Anthony R. Fisher did execute a form of Last Will and Testament, but the same has not been submitted for probate in any jurisdiction. A copy of the un-probated Will is attached to those certain Affidavits of Inheritance of record in Instrument No. 20241119-0089383 and 20241119-0089382, Register's Office for Davidson County, Tennessee. Whitney Michelle Fisher (ex-wife of the decedent) and Keagan Jones Fisher (son of the decedent), are named in the un-probated Will as all and the only beneficiaries or devisees of Anthony Romaine Fisher's entire Estate, to include the home and property as described herein. The said Will was executed after the divorce between Anthony R. Fisher and Whitney Michelle Fisher, so the prior divorce had no effect to void or rescind the provisions of the Will. The said Anthony R, Fisher and Anthony Romaine Fisher being one and the same person. Since Whitney Michelle Fisher and Keagan Jones Fisher are in complete agreement as to the disposition of the subject property, and since they are all and the only interested parties with respect to the subject property, they have each executed and delivered this quitclaim deed to confirm and implement their agreed joint ownership of the property, as tenants in common.

It is acknowledged and understood that the percentage allocation of ownership of the property as stated herein is different that would have resulted from the devise as stated in the un-probated Will. However, since both of Whitney Michelle Fisher and Keagan Jones Fisher are in complete agreement as to the disposition of the subject property, the percentage allocation of ownership as stated above, in the identification of the Grantees, shall be irrevocably set and binding as between the Grantees, and their heirs, successors and assigns.

THE property conveyed herein is not the principal place of residence of the Grantors herein

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

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

IN WITNESS WHEREOF, this instrument has been executed on this 15th day of November, 2024.

Whitney Michelle Fisher

Keagan Jones 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, Whitney Michelle Fisher and Keagan Jones Fisher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 15th day of November, 2024.

My Commission Expires: 5/9/2026

Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 15th day of November, 2024.

My Commission Expires: 5/9/2026

Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON