Karen Johnson Davidson County
Batch# 1208297 DEEDQC
11/25/2024 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241125-0091995

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE OF TENNESSEE** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075**	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. Micah Fischer AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF November, 2024 NOTARY PUBLIC MY COMMISSION EXPIRES: 10-4-27

CHRISTOPHER VANCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP-PARCEL NUMBERS
Micah Fischer Noah Fischer	Same as New Owner	076 05 0B 149.00 CO
(NAME) 1706 Flora Grove	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICAH FISCHER, AN UNMARRIED MAN,** "GRANTOR", by these presents, do hereby quitclaim and convey unto **MICAH FISCHER AND NOAH FISCHER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called "GRANTEE", his successors, heirs and assigns all of their rights, title and interests 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 No. 149, of Chandler Reserve, Phase 1, as shown on plat of record in Instrument No. 20231211-0095510, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Micah Fischer by deed from Meritage Homes of Tennessee, Inc. an Arizona corporation, dated 11/14/2024 and of record in Instrument No. 20241114-0088854, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1706 Flora Grove, Hermitage, TN 37076

WITNESS our hands this 15 day of November, 2024

Micah Fischer
MICAH FISCHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MICAH FISCHER** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand this 15 day of November, 2024.

Notary Public

My Commission Expires: 10-4-27

INFORMATION USED WAS FURNISHED BY GRANTORS

CHRISTOPHER VANCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do hereby make oath that I am a licensed attorney and/or 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 11/15/24.

AFFIANT

DATE: 11/15/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 15th day of Nov, 2024.

NOTARY PUBLIC

My Commission Expires: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027