Karen Johnson Davidson County
Batch# 1223085 DEEDQC
01/03/2025 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250103-0000669

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 2nd **day of January, 2025.**

Notary Public
My Commission Expires:_____

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Diane Anderson 1225 Chapel Hill Place West Bend, Wisconsin 53095	-SAME-	161 05 0A 0 028.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Fisher Co 1 LLC**, a Tennessee limited liability (the "Grantor"), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of transferring its entire interest in the subject parcels of real property, hereby releases, remises, and quitclaims unto **Diane Anderson** (the "Grantee"), all of the Grantor's right, title and interest in and to certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 2nd day of January 2025.

FISHER CO 1 LLC

By: _____

Chadwick W. Stanfill, Executor of the Estate of Donald Walter Fisher, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chadwick W. Stanfill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executor of the Estate of Donald Walter Fisher, deceased, who is the sole member of Fisher Co 1 LLC, the within named bargainor, a Tennessee limited liability company, and that such Executor executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its sole member.

WITNESS my hand, at office, this 2ND day of ~~December, 2024~~ JANUARY 2025.

_____ My Commission Expires: 1/4/27
Notary Public

SARAH FORDICE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/04/2027
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. B-7 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee; together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Fisher Co 1 LLC, a Tennessee limited liability company, by deed from Donald W. Fisher, of record as Instrument No. 20170418-0037652, Register's Office for Davidson County, Tennessee. Donald W. Fisher and Donald Walter Fisher were one and the same person.

Donald Walter Fisher was the sole member of Fisher Co 1 LLC, a Tennessee limited liability company, at his death. Donald Walter Fisher died on January 31, 2023. Donald Walter Fisher's Will was duly admitted to probate in Davidson County, Tennessee, on March 23, 2023, under Docket No. 23P-454 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county.

This is improved property known as 807 Ashlawn Place, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 2, 2025.

January 3, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of January, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

