PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2025.

Notary Public
My Commission Expires: 5-3-2027

VALERIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

| Address New Owner | Send Tax Bills | Map-Parcel Numbers |
|---|---|---|
| **820 Ashlawn Condo, LLC**<br>**1209 Pine Street, Apt. 509**<br>**Nashville, TN 37203** | **Same** | **161 05 0A 042.00** |

# QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Tracy Fisher has bargained and sold, and does hereby conveys, remises, releases and forever quitclaims unto 820 Ashlawn Condo, LLC, a Tennessee limited liability company, its successors and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. B-20 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 Tracy Fisher by deed from Fisher Co 2, LLC, a Tennessee limited company, of record in Instrument No. 20250103-0000667, Register's Office for Davidson County, Tennessee.

This is improved property known as 820 Ashlawn Place, Nashville, Tennessee 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1327321 DEEDQC
09/26/2025 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076966

WITNESS my hand this 18 day of September, 2025.

Tracy 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 Tracy Fisher the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of September, 2025.

Notary Public

My Commission expires 5-3-2027

VALERIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

I, Amy Cross Nance, 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 this 18 day of Sept 2025

Dated September 26, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 26 day of September, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL