Karen Johnson Davidson County
Batch# 1485268 DEEDQC
10/16/2026 10:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261016-0095068

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10919716

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 06001005400

# QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 23 day of Oct, 2026, by and between **Julia A. Fisher F/K/A Julia Ann Pointer Fisher, an unmarried woman,** residing at 455 Ewing Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Julia A. Fisher, an unmarried woman,** residing at 455 Ewing Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Property Address: 455 Ewing Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 2/06/2018 under Instrument No. 20180206-0011851 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Julia A Fisher F/K/A Julia Ann Pointer Fisher

**Julia A. Fisher F/K/A Julia Ann Pointer Fisher**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Julia A. Fisher F/K/A Julia Ann Pointer Fisher**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 23rd day of September, 2026

Michelle Matthews-Davis
Notary Public

My Commission expires: 05/23/2028

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

## VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Julia A Fisher F/K/A Julia Ann Pointer Fisher
Affiant

Print Name: Julia A Fisher F/K/A Julia Ann Pointer Fisher

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23rd day of September, 2024.

Michelle Matthews Davis
Notary Public
My Commission Expires: 05/23/2028

Name and address for person(s) responsible for taxes:

Julia A. Fisher
455 Ewing Drive
Nashville, TN 37207

Name and address of property owner:

Julia A. Fisher
455 Ewing Drive
Nashville, TN 37207

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

**EXHIBIT A**
**LEGAL DESCRIPTION**

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Being Lot No. 10 on the Plat of Aldrich Heights, Section II, as of record in Book 2133, page 128, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the north side of Ewing Lane and runs back between parallel lines, measuring 330.2 on the east line and 313.88 feet on the west line to a dead line in the rear, measuring 101 feet thereon.

Parcel ID: 06001005400

Property commonly known as: 455 Ewing Drive, Nashville, TN 37207

## Tennessee Certification of Electronic Document

I, **Irma Covarrubio,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 9-23-26 (date of document).



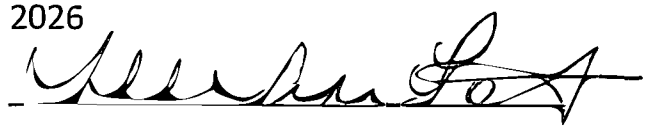
Affiant Signature

Date 9-23-26

STATE OF TEXAS

COUNTY OF COLLIN

Sworn to and subscribed before me this 23 day of SEPTEMBER, 2026



Notary Signature

My Commission Expires: _____

