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WARRANTY DEED



Karen Johnson Davidson County
Batch# 280443 DEEDWARR
09/04/2019 09:47:52 AM 2 pgs
Fees: $13.00 Taxes: $2,311.76

20190904-0089064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Richard Landon Dirickson	Quicken Loans Inc	129 10 0 026.00
(NAME)	(NAME)	
6617 Chatsworth Pl.	P.O. Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Geraldine S. Fischer, Trustee of the Geraldine Fischer Revocable Trust under agreement dated April 29, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Landon Dirickson, a single man**, hereinafter called the Grantees, their heirs and assigns, 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. 78, as shown on the map entitled West Meade Park Inc., Section 4, of record in Plat Book 3300, Page 68- 69, amended by Book 7361, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Geraldine S. Fischer, unmarried by Warranty Deed from Matthew T. Fields, unmarried dated November 12, 2013 and recorded November 18, 2013 as Instrument No. 20131118-0118715, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Fischer and Suriva Fischer, Joint tenants with the right of Survivorship by Quitclaim from Geraldine S. Fischer, unmarried dated December 27, 2013 and recorded January 06, 2014 as Instrument No. 20140106-0001112, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geraldine S. Fischer, trustee of the Geraldine Fischer Survivor's Trust, as set out in the Fischer 1984 Revocable Trust dated July 27, 1984, by Quitclaim Deed from Robert Fischer and Suriva Fischer, joint tenants with the right of survivorship, dated December 28, 2018 and recorded January 17, 2019 as Instrument No. 20190117-0005146, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Geraldine S. Fischer, Trustee of the Geraldine Fischer Revocable Trust under agreement dated April 29, 2019 by Quitclaim Deed from Geraldine S. Fischer, trustee of the Geraldine Fischer Survivor's

Trust, as set out in the Fischer 1984 Revocable Trust dated July 27, 1984, dated April 29, 2019 and recorded April 30, 2019 as Instrument No. 20190430-039571, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6617 Chatsworth Pl., Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of September 2019

BY: Geraldine S. Fischer
Geraldine S. Fischer, Trustee of the Geraldine Fischer Revocable Trust under agreement dated April 29, 2019

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named , the bargainor, Geraldine S. Fischer, Trustee of the Geraldine Fischer Revocable Trust under agreement dated April 29, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~4th~~ 3rd of September, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1907166SSO