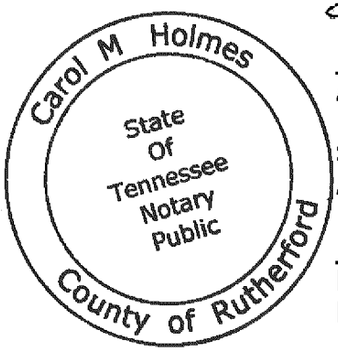
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.



Affiant

Subscribed and sworn to before me, this 24th day of April, 2020.

Notary Public
My commission expires: 2/19/24

02-2004-50851

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas William Fischer 5141 Old Hickory Blvd. Nashville TN 37218	Nicholas William Fischer 5141 Old Hickory Blvd. Nashville, TN 37218	056-00-0-036.00

Karen Johnson Davidson County
Batch# 392742 DEEDWARR
04/28/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200428-0044273

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen D. Brown, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas William Fischer, unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by J. P. Gallaher, March 10, 1959, as follows:

Beginning on the westerly margin of Old Hickory Boulevard at the southerly line of the property conveyed to J. Frank Baker and wife, by deed from Ela E. Crunk, of record in book 2245, page 556, Register's Office for said county; thence with the southerly line of said Baker property, north 62° 45' west 208.5 feet; thence south 22½° west 208.5 feet; thence south 62° 45' east 208.5 feet to the westerly margin of Old Hickory Boulevard; thence with same, north 22½° east 208.5 feet to the beginning.

For informational purposes only: prior deed references subject property to contain 1 acres, more or less.

Being the same property conveyed to Robert L. Brown and wife, Helen D. Brown by deed from Ollie J. Brown and wife, Lockie Brown, dated September 30, 1959, recorded October 2, 1959, of record in Book 2962, Page 546, Register's Office for Davidson County, Tennessee. The said Robert L. Brown, also known as Robert Louis Brown, having since died on November 6, 2008, leaving Helen D. Brown as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5141 Old Hickory Blvd., Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of April, 2020.

Helen D. Brown

Helen D. Brown

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON CMH

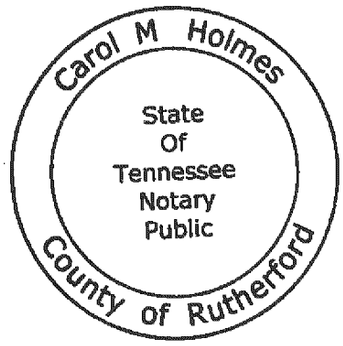
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Helen D. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of April, 2020.

Carol M Holmes

Notary Public

My Commission expires: 2/19/24



True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M Holmes

Carol M. Holmes, Notary Public 2/19/24 CMH

My commission expires on 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

202004280044273