Karen Johnson Davidson County
Batch# 628121 DEEDWARR
05/03/2021 04:00:07 PM 2 pgs
Fees: $13.00 Taxes: $4,528.80
20210503-0059331

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1192TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2021.

Notary Public
Commission Expiration: 3/7/23

JEANETTE L. RAMEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Colbey B. Reagan and Sibyl B. Reagan 1912 Lombardy Ave. Nashville, TN 37215	Same	117-07-0-205.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark J. Fishburn and Claudette Smith Fishburn, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colbey B. Reagan and Sibyl B. Reagan, husband and wife,** 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:

Property known as: 1912 Lombardy Ave., Nashville, TN 37215, County of Davidson

Being Lot No. 1 on the Plan of O.H. Mason Subdivision - Lombardy Avenue, as of record in Instrument No. 20040330-0035570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark J. Fishburn and Claudette Smith Fishburn, husband and wife, by Warranty Deed from Douglas E. Norton and wife, Tawnya D. Norton, dated 12/18/2018 and recorded 12/27/2018 in Instrument No. 20181227-0125526, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 117-07-0-205.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1912 Lombardy Ave., Nashville, TN 37215

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 unemcumbered, 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 my hand this 30th day of April, 2021.

Mark J. Fishburn

Claudette Smith Fishburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2021, before me personally appeared **Mark J. Fishburn and Claudette Smith Fishburn**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of April, 2021.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023