Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334105

Karen Johnson Davidson County
Batch# 649183 DEEDWARR
06/03/2021 02:14:03 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210603-0074797

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard D. Fisher, III. 925 Harpeth Bend Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156 06 0 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard D. Fisher and RoseMary G. Fisher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard D. Fisher, III.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 792 on the Plan of SECTION FOUR - FIRST ADDITION HARPETH WOODS, as of record in Plat Book 5200, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard D. Fisher and wife, RoseMary G. Fisher, Husband and Wife, by Warranty Deed from David E. Pilgrim and wife, Deborah C. Pilgrim, of record in Book 10998, Page 310, in the Register's Office of Davidson County, Tennessee, dated June 26, 1998 and recorded on June 30, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR - FIRST ADDITION HARPETH WOODS, as recorded in Plat Book 5200, Page(s) 635.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR HARPETH WOODS, as recorded in Plat Book 5200, Page(s) 560.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6097, Page 560.

This is improved property located at 925 Harpeth Bend Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2021.

Richard D. Fisher

RoseMary G. Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard D. Fisher and RoseMary G. Fisher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024