STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 11/8/21
File No. G21-12931

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 659999 DEEDWARR
06/18/2021 03:38:50 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210618-0082905

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Mark Anthony Traylor and Sarah Traylor | new owners | 7-15-22 |
| (NAME) | (NAME) | |
| 1913 Hommerle Dr | | |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Sharon E. Fisher, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Anthony Traylor and Sarah Traylor, 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Grizzard Manor, Section Three, of record in Plat Book 4675, page 40, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles M. Fisher and wife, Sharon E. Fisher by Deed dated August 15, 1997 from Steven T. Johnson and wife, Kathy Y. Johnson, recorded August 20, 1997, in Book 10574, Page 873, in the Register's Office for Davidson County, Tennessee. Charles M. Fisher having since passed away on April 6, 2018, leaving Sharon E. Fisher tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 4755, Page 905, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, Page 40, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary pumps/service lines, ingress and egress purposes and appurtenances in Instrument No. 20021028-0131719, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Return to:
Ready Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G21-P21-1913

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1913 Normerle Drive, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 11th day of June, 2021.

Sharon E. Fisher

Sharon E. Fisher

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2021, before me personally appeared Sharon E. Fisher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2021.

DeAnna L Cooper

Notary Signature
My commission expires: 6/1/24

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

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*PREPARED BY ~~AND RETURN TO:~~*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**