When recorded, return to:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13979-RR

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13933-RL-s

Karen Johnson Davidson County
Batch# 729046 DEEDWARR
10/01/2021 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20211001-0132623

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$630,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard T. Alcauskas and Kathleen S. Alcauskas 816 Meadow Ridge Court Nashville, TN 37221	Richard T. Alcauskas and Kathleen S. Alcauskas 816 Meadow Ridge Court Nashville, TN 37221	155 16 0A 227.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we,

Gregory S. Fischer and Courtney M. Fischer, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Richard T. Alcauskas and Kathleen S. Alcauskas, Trustees of The Richard T. Alcauskas and Kathleen S. Alcauskas June 16, 1998 Revocable Trust dated June 16, 1998, as amended and restated June 21, 2016, 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. 83 on the Plan of Traceside Section Eight, as of record in Book 9700, Pages 659, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Courtney McAlister Fischer and Gregory Scott Fischer, wife and husband, by Warranty Deed from Luther T. McKnight, a married man, of record in Instrument No. 20180314-0024028, in the Register's Office of Davidson County, Tennessee, dated March 09, 2018 and recorded on March 14, 2018.

This Instrument executed on behalf of Courtney M. Fischer ("Principal") by Gregory S. Fischer pursuant to the Power of Attorney of record in Instrument Number 202110010132622, **Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.**

This is improved property located at: **816 Meadow Ridge Court, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying his/her/their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2021.

GRANTOR:

Gregory S. Fischer

Gregory S. Fischer

Courtney M. Fischer by Gregory S. Fischer, her Attorney in-Fact

Courtney M. Fischer by Gregory S. Fischer, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory S. Fischer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory S. Fischer, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Courtney M. Fischer and that he is authorized by Courtney M. Fischer to execute this instrument on her behalf.

WITNESS my hand and seal at office this 29th day of September, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/2022

EXHIBIT "A"
TO WARRANTY DEED
From: Gregory S. Fischer and Courtney M. Fischer
To: Richard T. Alcauskas and Kathleen S. Alcauskas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

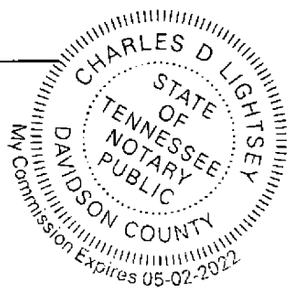
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Gregory S. Fischer
Affiant

WITNESS my hand and seal at office this 29th day of September, 2021.

Notary Public
My Commission Expires: 5/2/2022



Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9.29.21.

Affiant Signature

9.30.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

