Karen Johnson Davidson County
Batch# 733866 DEEDWARR
10/11/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,634.48
20211011-0136630

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,750.00

Jamie D. Fisher
Affiant

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Fisher and James Fisher Jr.	New owners	
(NAME)	(NAME)	131060d54200CO
542 Belair Way		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The von Haberstroh Company, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Fisher, an unmarried woman, and James Fisher Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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, Unit No. 542, on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, established by a Master Deed and By-Laws, of record in Book 6690, Page 70, as amended by amendment of record in Book 6739, Page 701, Book 6778, Page 536, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, page 43, Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Instrument No. 20160113-0003443 and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Belair, Phase I, A Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit.

Being the same property conveyed to Barbara Von Haberstroh by Warranty deed from S. L. A. Service Corporation, a Kentucky corporation of record in Book 8504, page 350, Register's Office for Davidson County, Tennessee, dated November 20, 1991 and recorded on December 09, 1991. (Value or consideration shown in aforementioned deed $121,500.00.)

Being the same property conveyed to David J Deaton and Barbara Von Haberstroh, tenants in common with right of survivorship by Quitclaim deed from Barbara Von Haberstroh of record in Instrument No. 20141009-0093855 Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on October 09, 2014. (Value of consideration shown in aforementioned deed $0.00.)

The said Barbara Von Haberstroh appears to have died on or about December 10, 2015, leaving David J. Deaton as surviving tenant.

Being the same property conveyed to The von Haberstroh Company, LLC, a Tennessee limited liability company by Quitclaim deed from David J. Deaton of record in Instrument No. 20160315-0024298 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 15, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 542 Belair Way 542 Nashville, Tennessee 37215.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deed's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 542 Belair Way Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 7th day of October, 2021.

The von Haberstroh Company, LLC

, President

David John Deaton, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David John Deaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **The von Haberstroh Company, LLC**, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the President.

WITNESS my hand and official seal at office this 7th day of October, 2021.

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Deanna Wood *(custodian's name)*, do hereby make oath that I am a licensed attorney and/or 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 October 7, 2021 *(date of document)*.

Deanna Wood — 10-7-21

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Dickson

Sworn to and subscribed before me this 7th day of October, 2021.

Kara Critchfield

Notary Public

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-24-2024

MY COMMISSION EXPIRES: _____