Karen Johnson Davidson County
Batch# 775475 DEEDWARR
12/16/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,440.63
20211216-0166666

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $389,360.00.

Affiant

File Number: 21101035

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Subscribed and sworn to before me, this 9th day of December, 2021.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
David Rosen and Dorit Rosen	New owner	098 05 0A 024.00
6205 Hampton Hall Way		
Hermitage, TN 37076		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Colby W. Fisher and Carlye Fisher, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David B. Rosen, a married person and Dorit Rosen, a married person,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 137, on the Resubdivision of Lot 137, Hampton Hall, which is of record in Book 11190, Page 60, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Colby W. Fisher, a single man by Warranty Deed from John Correnti, unmarried, of record in Instrument No. 20170609-0057958, Register's Office for Davidson County, Tennessee, dated June 8, 2017 and recorded on June 9, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Carlye Fisher, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 6205 Hampton Hall Way, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of December, 2021.

Colby W. Fisher

Carlye Fisher

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Colby W. Fisher and Carlye Fisher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 9th day of December, 2021.

Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/09/2021** (date of document).

Affiant Signature

12/09/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

