This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 23 day of February, 2022.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tonya L. Sherrell	Hometown Lenders, Inc.	081-07-0 414.00
1828 Cephas St	350 The Bridge Street, Suites 116, 200 & 202	
Nashville, TN 37208	Huntsville, AL 35806	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES FISHER, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TONYA L. SHERRELL, AND UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Cephas Woodard Subdivision of Lots 5 & 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Fisher, by deed dated 06/24/2008, from Roger P. Hogan, of record in Instrument No. 20080721-0074222, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1828 Cephas St, Nashville, TN 37208.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 811264 DEEDWARR
02/24/2022 03:22:20 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20220224-0021473

Juf by MR, AJF

Witness my hand this the 22nd day of February, 2022.

James Wilbert Fisher by Marion Reed, Attorney-in-Fact
James Fisher
BY: Marion Reed as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of February, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Marion Reed with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Fisher by Durable POWER OF ATTORNEY dated 06/07/2019, and who acknowledged that he executed the same as the free act and deed of James Fisher.

Witness my hand and official seal this 22nd day of February, 2022.

My commission expires:

9-6-22

Notary Public

DAVIDSON COUNTY BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC