Karen Johnson Davidson County
Batch# 826462 DEEDWARR
03/22/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220322-0032899

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-15515

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| John M. Fisher (NAME) | New Owner (NAME) | 14-19 |
| 130 Furnace Road (STREET ADDRESS) | (STREET ADDRESS) | |
| Quarryville, PA 17566 (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, **Brittany Sargent McElwee, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Fisher, a single man**, 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:

A certain tract or parcel of land located in the 1st Civil District of Davidson County, State of Tennessee and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated June 27, 2000 as follows:

BEGINNING at an iron rod (new) at the intersection of the northerly margin of Clarksville Pike and the easterly margin of Harper Road; thence along the margin of Harper Road, North 10 degrees 33 minutes 17 seconds East, 439.50 feet to an iron rod (old); thence leaving said margin, South 78 degrees 40 minutes 28 seconds East, 435.00 feet to a pipe (old); thence South 77 degrees, 52 minutes, 12 seconds East 482.37 feet to an iron rod (old) in a north and south fence; thence along said fence line the following calls; South 16 degrees 07 minutes 37 seconds West 550.56 feet to an iron rod (old); thence South 21 degrees 02 minutes 16 seconds West 141.76 feet to an iron rod (old) at the intersection of the previously mentioned north and south fence and a fence line running westerly; thence along said westerly fence, North 64 degrees 25 minutes 59 seconds West 322.50 feet to an iron rod (old); thence continuing along said fence, North 64 degrees 01 minutes 39 seconds West 227.50 feet to an iron rod (old); thence along fence line to the south, South 22 degrees 32 minutes 00 seconds West, 212.60 feet to an iron rod (new), said point falling on the northerly margin of Clarksville Pike; thence along the margin of Clarksville Pike following a curve to the right, said curve having a radius of 5655.00 feet to an arc length of 300.65 feet to the point of beginning, containing 504,843.113 square feet and/or 11.59 acres, more or less (erroneously stated as 11.39).

Being the same property conveyed to Brittany Sargent, an unmarried woman by Deed dated July 30, 2015 from Jennifer M. Cartwright, recorded August 3, 2015, in Instrument Number 20150803-0076698, Register's Office of Davidson County, Tennessee. The said Brittany Sargent having since married and is now known as Brittany Sargent McElwee. Roy A. McElwee, II joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 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.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 6806 Clarksville Pike, Nashville, TN 37080.

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 9th day of March, 2022.

Brittany Sargent McElwee

Roy A. McElwee, II

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2022, before me personally appeared Roy A. McElwee, II and Brittany Sargent McElwee, 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 9th day of March, 2022.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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*PREPARED BY AND RETURN TO:*

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

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 3/9/2022 (date of document).

Affiant Signature

3/14/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY