BOX 10-A

Karen Johnson Davidson County
Batch# 827463 DEEDWARR
03/24/2022 08:57:43 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220324-0033794

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 857023 434876-003975 Sandra A. Ryan	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 755,000.00 Affiant Subscribed and sworn to before me, this the 21st day of March, 2022 Notary Public My commission expires: 4/27/2025 (Affix Seal)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER: NAME: Harold Fisher	SEND TAX BILLS TO: NAME: NEW OWNER
STREET ADDRESS: 4404 Westlawn Drive Nashville, TN 37209	STREET ADDRESS:
MAP & PARCEL NO.: 102-15-0-086.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jody L. Hankins and Matthew L. Hankins, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Harold Fisher, an unmarried man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Brook Meade, Section Vll of record in Plat Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Jody L. Hankins and spouse, Matthew L. Hankins by Warranty deed from Dwight J. Hasbrouck, married of record in Instrument No. 20121 128-0108954 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 28, 2012.

This is improved property known as: 719 Starlit Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 9th day of February, 2022.

x Jody L Hankins
Jody L. Hankins

x Matthew L Hankins
Matthew L. Hankins

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jody L. Hankins, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 9 day of February, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 05/05/2025

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew L. Hankins, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 9 day of February, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 05/05/2025

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Brook Meade, Section VII of record in Plat Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jody L. Hankins and spouse, Matthew L. Hankins by Warranty deed from Dwight J. Hasbrouck, married of record in Instrument No. 20121128-0108954 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 28, 2012.