THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139383

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 833729 **DEEDWARR**
04/04/2022 09:13:44 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20220404-0038415

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2022.

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Gregory Smith	New Owner	Tax Parcel ID No.
201 Rolling Fork Court		129 09 0 009.00
Nashville TN 37205		129 09 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Ollie Fisher Jr., Trustee of The James Ollie Fisher Jr. Revocable Living Trust, dated February 14, 2020,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Gregory Smith and Virginia D. Abernethy,** husband and wife, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot 2 Chenery Subdivision, as shown on plat of record in Plat Book 6200, Page 656, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TRACT 2:

Land in Davidson County, Tennessee, being Lot 3, Chenery Subdivision, as shown on plat of record in Plat Book 6200, Page 656, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TRACT 3:

Land in Davidson County, Tennessee, being Lot 2, Resubdivision of Lots 906 and 907, West Meade Farms, Section XIII, as shown on plat of record in Plat Book 6200, Page 513, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The intention with this Warranty Deed is to split Tracts 2 & 3 into two separate parcels AND assign two separate Tax Parcel Identification Numbers.

Being the same property conveyed to James Ollie Fisher, Jr., Trustee of The James Ollie Fisher, Jr. Revocable Living Trust, dated February 14, 2020, by Quitclaim Deed from James O. Fisher, Jr, unmarried, of record in Instrument No. 20200218-0017910, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020.

Being the same property conveyed to James O. Fisher Jr, unmarried, by Warranty Deed from Henry B. Kistler Jr., unmarried, of record in Instrument No. 20140825-0077289, in the Register's Office of Davidson County, Tennessee, dated August 18, 2014 and recorded on August 25, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chenery Subdivision, as recorded in Plat Book 6200, Page(s) 656; .

This is improved property located at 201 and 203 Rolling Fork Court Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2022.

The James Ollie Fisher Jr. Revocable Living Trust, dated February 14, 2020

By: James Ollie Fisher Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Ollie Fisher Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The James Ollie Fisher Jr. Revocable Living Trust, dated February 14, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of April, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025