Karen Johnson Davidson County
Batch# 836452 DEEDWARR
04/08/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220408-0041134

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2022 .

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Watkins Fisher	New Owner	062 00 0 100.00
(NAME)	(NAME)	
2614 Pennington Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Donna M Rule, a widow hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William Watkins Fisher, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots No. 4 and 5, on the Plan of Robert Young Farm as of record in Book 421, Page 140, Register's Office of Davidson County, Tennessee, described according to a survey made by Raymond P. Smith, County Surveyor, March 23, 1966, as follows:

Beginning at a railroad spike in the center of Pennington Bend Road, being the northeast corner of the property conveyed to Donald R. Hall and wife, of record in Book 4010, Page 823, Register's Office for said county; thence with the center of said road, southeasterly 472.8 feet, thence S 59 degrees 30' west 576.6 feet, more or less; thence N 11 degrees 00' feet east 564 feet, more or less, to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Hollis Rule, Jr. and Donna M. Daly by Warranty Deed from Betty Jean Tidwell, unmarried, dated 10/17/2014 and recorded 10/28/2014, of record in Instrument 201410280099388, Register's Office for Davidson County, Tennessee.

The said Hollis Rule, Jr died on 09/15/2021, leaving his interest to Donna M. Rule and Andrew J. Rule as the Heirs-at-Law for the Estate of Hollis J. Rule, Jr..

Being the same property conveyed to Donna M. Rule by Quitclaim Deed from Andrew J. Rule dated _____ and recorded _____ of record in Instrument No. ~~202204080041133~~ Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2614 Pennington Bend Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of March, 2022.

Donna M Rule

Donna M Rule

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna M Rule, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2022.

Dakotah Harvey

Notary Public:
My Commission Expires: 8-21-2023

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

Tennessee Certification of Electronic Document

I, Aubrey Seavers, 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 3/31/2022 (date of document).

Affiant Signature

4-1-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2022.

Notary's Signature

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

NOTARY'S SEAL

MY COMMISSION EXPIRES: 4/17/2023