Karen Johnson Davidson County
Batch# 843488 DEEDWARR
04/21/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.95
20220421-0046221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,987.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-19-2025

(AFFIX SEAL)

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES SEP 8-19-2025

T-EI-22-1551-1555-01

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1555 Hudson Road, LLC	Same	
(NAME)	(NAME)	063-01-0-023.00 063-01-0-024.00
1551 + 1555 Hudson Road	233 Grassy Glen Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Gallatin, TN 37066	
(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 consideration, the receipt of which is hereby acknowledged, **JONATHAN D. FISK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1555 HUDSON ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel ID - 063-01-0-023.00

Land in Davidson County, Tennessee, being the West 75 feet of Lot No. 10 on, the Map of Nawakwa Hills Annex, as of record in Book 843, page 64; Register's Office for said County.

Said part of said lot fronts 75 feet on the Northerly side of Hudson Lane and runs back between lines, as measured from the center line of said Lane, 816.2 feet on the Westerly line and 825 feet, more or less, on the Easterly line, to a dead line, on which it measures 75 feet, more or less.

Parcel ID - 063-01-0-024.00

Land in Davidson County, Tennessee, being the Easterly part of said Lot No. 10 on the Map of Nawakwa Hills Annex, as shown on plat of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property: 1

Being a portion of the same property conveyed to Jonathan D. Fisk, unmarried by Quitclaim deed from Jonathan D. Fisk, unmarried and Deeana Fisk Zuspann, married and Saundra Fisk, unmarried of record in Instrument No. 20210702-0089955 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 02, 2021.

Property:2

Being a portion of the same property conveyed to Jonathan D. Fisk, unmarried by Quitclaim deed from Jonathan D. Fisk, unmarried and Deeana Fisk Zuspann, married and Saundra Fisk, unmarried of record in Instrument No. 20210702-0089955 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 02, 2021.

This conveyance is subject to:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 6870, Page 761, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1551 & 1555 Hudson Rd, Madison, Tennessee 37115**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 14 DAY OF APRIL, 2022.

Jonathan D. Fisk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN D. FISK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Linzy Binkley, 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 4/14/2022 (date of document).

Affiant Signature

4/14/2022
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL

