Karen Johnson Davidson County
Batch# 877946 DEEDWARR
06/27/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20220627-0072884

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. BC-22-2737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Eccher and Susan G. Eccher	New Owner	
(NAME)	(NAME)	
6557 Timber Lane		104-13-0-072.00
(ADDRESS)	(ADDRESS)	
Boca Raton, FL 33433		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Victoria Paulus and Max Paulus, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew M. Eccher and Susan G. Eccher, Co-Trustees of the Andrew M. Eccher and Susan G. Eccher Revocable Trust dated October 19, 2016,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 the southerly 50 feet of Lot No. 21 on the Map of Myrtlewood, Bransford Realty Company's Subdivision of part of the S.W. Berger Property, as of record in Plat Book 547, Page 106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 21 fronts 50 feet on the Easterly side of Leonard Avenue and runs back between parallel lines 213 feet 6 inches to a dead line.

Being the same property conveyed to Victoria Paulus and Max Paulus, wife and husband by Warranty deed from Julie G. Fisher, widow of record in Instrument No. 20200602-0056494 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 02, 2020.

Said Douglas M. Fisher became deceased on April 7, 2019, leaving Last Will and Testament filed for Probate in Docket No. P-10346, Chancery Court of Williamson County, Tennessee. In accordance with the terms of the Will, Julie G. Fisher is named Executor of the Estate of Douglas Murrey Fisher, deceased. The Will of Douglas Murrey Fisher was file for record in Instrument No. 20190625-248413, said property was devised to Julie G. Fisher Register's Office for Davidson County, Tennessee.

This is property more commonly known as 232 Leonard Avenue, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 20th day of June, 2022.

Victoria Paulus by Joshua Hunter her Attorney in fact
Victoria Paulus, by Joshua Hunter
her Attorney-in-Fact

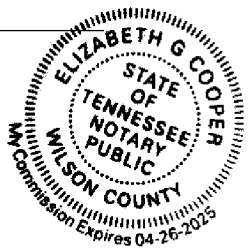
Max Paulus by Joshua Hunter her Attorney Fact
Max Paulus, by Joshua Hunter, his
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Victoria Paulus and Max Paulus, and that this instrument was executed on behalf of the said Victoria Paulus and Max Paulus for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202206270072883_, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 20th day of June, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/22/2022 ____ (date of document).

Affiant Signature

06/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025