Karen Johnson Davidson County
Batch# 888161 DEEDWARR
07/13/2022 11:08:14 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20220713-0080530

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

CRT File No. 220541155

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

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration c
for this transfer is: $229,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Fisher and Jessica Fisher 758 N Larrabee #617 Chicago, IL 60654	New Owner	Tax Parcel ID No. 112-0-00-135.00

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, **Robin Lynn Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Fisher and Jessica Fisher, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 20040916-0111561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF A 10.0 ACRE TRACT SERVED BY AN UNNAMED EASEMENT ROAD WHICH EXISTED WITH GRAVEL PRIOR TO JULY I, 1984, AND SAID EASEMENT ROAD BEING ESTABLISHED ON MAY 8, 1979, BY INSTRUMENT OF RECORD IN BOOK 5393, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE WITHIN DESCRIBED PROPERTY CONSISTING OF MORE THAN 5 ACRES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF SAID EAS E MENT ROAD AFTER BEING MEASURED ALONG THE CENTERLINE OF SAID EAS E MENT ROAD 1280.0 FEET IN A NORTHEASTERLY DIRECTION FROM A POINT BEING MEASURED ALONG THE CENTERLINE OF AN EASEMENT ROAD 536.47 FEET IN A NORTHERLY AND NORTHEASTERLY DIRECTION FROM A POINT IN THE CENTER OF SAID EASEMENT ROAD WHERE IT JOINS THE ROAD DESCRIBED IN BOOK 5393, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID CONTINUING EASEMENT ROAD WHICH ALL PURCHASERS OF HEATH 10 ACRE TRACTS HAVING A RIGHT TO INGRESS AND EGRESS OVER AND INURING TO THEIR HEIRS, SUCCESSORS, AND ASSIGNS BUT WITH THE DUTIES DESCRIBED IN BOOK 5393, PAGE 898, AND NOW THE WITHIN CONVEYED LAND BEING DESCRIBED AS FOLLOWS: THENCE WITH A CURVE TO THE RIGHT, HAVING A LENGTH OF 178.85 FEET, A RADIUS OF 170.11 FEET, AND A CHORD BEARING OF N 39°21'44" E 170.73 FEET TO A NAIL; THENCE N 69°46'08" E, 134.58 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, HAVING A LENGTH OF 167.50 FEET, A RADIUS OF 391.68 FEET, AND A CHORD BEARING OF N 57°31'03" E 166.23 FEET TO A NAIL; THENCE N 49°05'09" E, 32.40 TO A POINT; THENCE LEAVING SAID CENTERLINE N 23°00'18" W, 228.0 FEET TO A POINT;
THENCE N 11°24'16" W, 774.5 FEET TO A POINT;
THENCE S 08°14'18" W,1265.4 FEET TO A METAL POST;
THENCE S 76°35'21" E, 25.0 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.0 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to JOHN G. JONES AND WIFE, ROBIN L. JONES by deed from DAVID GREENWAY AND WIFE, GLYN GREENWAY, of record in Book 6893, page 919, dated June 20, 1986, said Register's Office. Being further conveyed to J. GREG JONES AND WIFE, ROBIN L. JONES, AS EQUAL TENANTS IN COMMON by

quitclaim deed from J. GREG JONES AND WIFE, ROBIN L. JONES, of record as Instrument No. 20000825-0084097, dated August 22, 2000, said Register's Office.
Pursuant to the terms and conditions of their Marital Dissolution Agreement, Case No. 03D-1792, JOHN GREGORY JONES conveyed his interest to ROBIN LYNN JONES by quitclaim deed of record as Instrument No. 20040916-0111561, dated July 29, 2004, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 112-0-00-135.00.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

Terms, conditions, restrictions and easements as set out in deed of record as Book 5393, page 898, said Register's Office.

Easement of record in Book 2297, page 639, said Register's Office.

This is improved property located at 455 Deer Ridge Lane Nashville TN 37221

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 11th day of July, 2022.

Robin Lynn Jones

Robin Lynn Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Lynn Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2022.

Notary Public

My Commission Expires:

