Karen Johnson Davidson County
Batch# 889279 DEEDWARR
07/14/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20220714-0081155

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $224,000.00.

Affiant

File Number: 22060490

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Notary Public
My Commission Expires: Sept. 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Bruce Fisher and Nathan Fisher	Bethpage Federal Credit Union	162-16-0-031.00
1322 Hickory Park Ct.	Processing Center, 971 Corporate Blvd	
Antioch, TN 37013	Linthicum, MD 21090	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alisa Schatz, a single woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bruce Fisher and Nathan Fisher, hereinafter called the Grantee(s), a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 40-A on the Plan of Lots 32 thru 40 Zone Lot Division of Section Two, Hickory Park Villas of record in Plat Book 5200, Page 603,as amended i Book 6250, Page 598 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Alisa Waller, a single woman by Warranty deed from Harie D. Oliver and wife, Jessica N. Oliver of record in Instrument No. 20160705-0068589 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 05, 2016. (Value of consideration shown in aforementioned deed $122,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ___improved ___unimproved property known as 1322 Hickory Park Ct., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of July, 2022.

Alisa Schatz

Derek Schatz

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alisa Schatz and Derek Schatz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of July, 2022.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: Sept. 21, 2024

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 July 11, 2022 (date of document).

Amber Whisner
Affiant Signature

July 14, 2022
Date

State of Tennessee
County of Rutherford

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

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County

202207140081155