WARRANTY DEED

Karen Johnson Davidson County
Batch# 906803 DEEDWARR
08/23/2022 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220823-0095293

T-VR-22-8811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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)
Hunter Moore and Margaret Ingold	New Owner	
(NAME)	(NAME)	**112-00-0-045.00**
8811 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **JAMES STEVEN FISHER, SINGLE AND CAROLL ANN WILSON, SINGLE AND LINDA G. TIBBS, MARRIED.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER C. MOORE, AN UNMARRIED MAN AND MARGARET M. INGOLD, A MARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in the 9 Civil District of Davidson County, Tennessee, being more particularly described according to a survey by John Kohl and Company, dated December 21, 1979, as follows:

Beginning at an iron pin in the center of Old Charlotte Road or Pike at the Southwesterly corner of the property conveyed to John F. Randles of record in Book 4826, page 926, said Register's Office, said pin also being at the Northwesterly corner of the herein described tract; thence with the center of said road, South 64 degrees West 155 feet, (145 feet field measure), to an iron pin in the Northwesterly corner of the property conveyed to Charles H. Hulan of record in Book 4634, page 557, said Register's Office; thence leaving the center of Old Charlotte Road or Pike with Hulan's Northeasterly line, South 40 degrees East 1,085 feet to a point; thence North 37 degrees East 155 feet to the Northeasterly corner of the Randles property; thence with Randles' Southwesterly line North 40 degrees West 1,010 feet to the point of beginning, containing 3.70 acres, more or less.

Being the same property conveyed to Georgia Ann Fisher and James Steven Fisher, as tenants in common by Quitclaim deed from Georgia Ann Fisher of record in Instrument No. 20120309-0020588 Register's Office for Davidson County, Tennessee, dated March 08, 2012 and recorded on March 09, 2012.

Said Georgia Ann Fisher having since deceased on November 4, 2019, leaving James Steven Fisher, Caroll A. Wilson and Linda G. Tibbs as her sole heirs at law. Affidavit of heirships of record in Instrument Nos.: 202208230095289 & 202208230095290, Register's Office for Davidson County, Tennesee. Subject property is not the principle residence of Grantor(s) and/or Grantor's spouse.
****Caroll Ann Wilson is aka Caroll A. Wilson**

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8811 Old Charlotte Pike, Pegram, Tennessee 37143**.

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 15th DAY OF AUGUST, 2022.

James Steven Fisher
By: Caroll Ann Wilson, Attorney in Fact

Caroll Ann Wilson

Linda G. Tibbs

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLL ANN WILSON, 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, and who has further acknowledged that she is the attorney in fact for JAMES STEVEN FISHER, and is authorized by JAMES STEVEN FISHER to execute this instrument pursuant to Power of Attorney of Record in Instrument no:____202208230095291_____, Register's office for Davidson County, Tennessee.

Witness my hand and official seal, this the 15th of August, 2022.

Notary Public
My Commission Expires: 3-11-2025
(SEAL)

NOTARIAL SEAL
STATE OF OHIO
MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLL ANN WILSON, 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 15th of August, 2022.

Notary Public
My Commission Expires: 3-11-2025
(SEAL)

NOTARIAL SEAL
STATE OF OHIO
MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA G. TIBBS, 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 15th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2022.

James Steven Fisher
By: Caroll Ann Wilson, Attorney in Fact

Caroll Ann Wilson

Linda G. Tibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLL ANN WILSON, 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, and who has further acknowledged that she is the attorney in fact for JAMES STEVEN FISHER, and is authorized by JAMES STEVEN FISHER to execute this instrument pursuant to Power of Attorney of Record in Instrument no:_____, Register's office for Davidson County, Tennessee.

Witness my hand and official seal, this the 15th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLL ANN WILSON, 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 15th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA G. TIBBS, 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 15th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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

True Copy Certification

I, **Pam Autry,** 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 this the 15th day of August, 2022.

Affiant Signature
Date 08/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

