Karen Johnson Davidson County
Batch# 933591 DEEDWARR
10/25/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221025-0115683

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

TIMOTHY LEMERT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY-FIVE THOUSAND AND 00/100 ($425,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-2026

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Yenny Sarabia Lopez (NAME)	**NEW OWNER** (NAME)	**181 10 0A 046.00**
6861 Scarlet Ridge Drive Brentwood, TN 37027 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of October, 2022, the undersigned, **JEFFREY L. TISHERMAN AND INGRID L. TISHERMAN, TRUSTEES OF TISHERMAN FAMILY TRUST DATED JUNE 28, 2006**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **YENNY SARABIA LOPEZ, A SINGLE WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6861 SCARLET RIDGE DRIVE, BRENTWOOD, TENNESSEE 37027** and more particularly described as follows:

Being Lot Number 207 on the Plan of First Revision, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Tisherman and Ingrid L. Tisherman, Trustees of the Tisherman Family Trust U/A/D 06/28/06, by Warranty Deed from Gregory C. Bates and Shelly Bates, Husband and Wife, of record in Instrument No. 20160317-0025347, in the Register's Office of Davidson County, Tennessee, dated March 07, 2016 and recorded on March 17, 2016.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property, including, but not limited to, those matters set forth in Instrument No. 20160317-0025347, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of October, 2022.

GRANTOR: TISHERMAN FAMILY TRUST DATED JUNE 28, 2006

BY: JEFFREY L. TISHERMAN
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JEFFREY L. TISHERMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **TISHERMAN FAMILY TRUST DATED JUNE 28, 2006** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 24th day of October, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

BY: INGRID L. TISHERMAN
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **INGRID L. TISHERMAN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **TISHERMAN FAMILY TRUST DATED JUNE 28, 2006** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 24th day of October, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Certificate of Authenticity

I, DEBORAH DEVINE, 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 10-24-22.

Date

Affiant Signature

10-25-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25TH day of OCTOBER, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)