Karen Johnson Davidson County
Batch# 965522 DEEDWARR
01/30/2023 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20230130-0006751

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.007-23

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Kayla Adams
Affiant

DAKOTAH HARVEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of January, 2023

Dakotah Harvey
Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Alex Pierce 294 Browning Road Nashville, TN 37211	New Owner	Map/parcel: 024-00-0-192.00

WARRANTY DEED

FOR AND IN 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

Kenneth L. Fisher and Debra G. Alexander Fisher, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Pierce and Lacey Pierce, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 1, as shown on the map entitled Swift Hollow No. 1, of record in Book 6200, Page 881, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kenneth L. Fisher and Debra G. Alexander Fisher, husband and wife, by Warranty Deed from Michael S. Garland and wife, Susan C. Garland, dated 9/19/2022 and recorded 9/20/2022 in Instrument No. 20220920-0104462, in the Register's Office of Davidson County, Tennessee.

BEING the same property previously conveyed to Michael S. Garland and wife, Susan C. Garland, by Quitclaim Deed from Carole Overbey Winn and Mark Bentley Winn, Co-Trustees of the Dean Will Revocable Living Trust under Agreement dated 12/9/2010, said deed dated 12/2/2013 and recorded 12/2/2013 in Instrument No. 20131202-0122664; and being the same property previously conveyed to Samuel Dean Winn, a married man, by deed from John Eardly Fuller, a single man, of record in Instrument No. 200006070056681, dated June 6, 2000, said Register's Office. Samuel Dean Winn died testate on or about December 19, 2010. He devised

said property to be administered as part of his probate estate by Will of record in Docket No. 11P-158, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Carole Overbey Winn, Executrix of the Estate of Samuel Dean Winn conveyed said property to Carole Overbey Winn and Mark Bentley Winn, as Co-Trustees of the Dean Winn Revocable Living Trust Under Agreement Dated 12/9/10 by executor's deed of record in Instrument No. 20110930-0075971, corrected in Instrument No. 20111024-0082629, dated September 28, 2011, said Register's Office.

Subject to all existing easements and all matters shown on plat of record in Book 6200, Page 881; and Agreement for Roadways, Easements and Restrictive Covenants of record in Book 7937, Page 794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is unimproved property known as: 751 Dry Creek Road Goodlettsville, TN, 37072

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 I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2023

Kenneth L. Fisher

Debra G. Alexander Fisher

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Kenneth L. Fisher and Debra G. Alexander Fisher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2023

Notary Public

My Commission Expires: 1-19-25

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 01/27/23.

Kayla Adams
Affiant
Date: January 30, 2023.

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30 day of January, 2023

Dakotah Harvey
Notary Public

My Commission Expires: _____

