Karen Johnson Davidson County
Batch# 1035621 DEEDWARR
08/07/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $15,725.00
20230807-0061171

This instrument was prepared by and
~~Please record and return to:~~
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSE FISCHER, A MARRIED WOMAN, as her sole and separate property**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 12, AS SHOWN ON THE MAP ENTITLED PLAN OF SECTION I, SEVEN HILLS, OF RECORD IN PLAT BOOK 2133, PAGES 81 AND 82, 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 THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM LITTLEJOHN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED DECEMBER 2, 2019, RECORDED DECEMBER 4, 2019, OF RECORD IN INSTRUMENT NO. 20191204-0125106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 4600 SHYS HILL ROAD, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, 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.

Witness our hands this 27th day of JULY, 2023.

THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
STEVEN M. ERNST, AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared STEVEN M. ERNST with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member (or other officer authorized to execute the instrument) of THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Member (or other authorized officer).

DONE at offices in Hendersonville, Tennessee, on this the 27th day of JULY 2023.

_____
NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,250,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of AUGUST, 2023.

_____
NOTARY PUBLIC
My commission expires _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s) as follows:
ROSE FISCHER
1 Marbella
San Clemente, CA 92673

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 131-11-0-053.00

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 27, 2023**.

Affiant Signature

August 7, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

7th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

