RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-17396-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052971 DEEDWARR
09/22/2023 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20230922-0074625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of **September, 2023**

NOTARY PUBLIC

My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Fister **8047 Bienville Drive, #3** **Nashville, TN 37211**	Same address as new owner	172-12-0D-499-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER MIHALICK, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL WILLIAM FISTER, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. X-3 as shown on Exhibit A of the Second Instrument of Correction of record in Instrument #20060309-0027423, Register's Office for said County, revising the Supplemental Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development, annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record in Instrument #20060221-0020352, Register's Office for said County. Also being a part of the same property shown on the Plan of Final Subdivision Plat, Town Center Homes at Lenox Village, Section III, Urban Design Overlay, of record in Instrument #20060118-0006550, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Mihalick from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated August 22, 2006 and recorded August 28, 2006 in Instrument #20060828-0106156, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 8047 Bienville Drive, Unit 3, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of September, 2023

This Instrument executed on behalf of, Christopher Mihalick ("Principal") by Brenda Wenk pursuant to the Power of Attorney of record in Instrument Number _202309220074624 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

GRANTOR(S)
Christopher Mihalick
by Brenda Wenk, his atty in fact
Christopher Mihalick by Brenda Wenk, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Brenda Wenk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Christopher Mihalick, and that she executed the same as the free act and deed of Christopher Mihalick.

WITNESS my hand and seal, this the 22ND day of SEPT, 2023.

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 11/6/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Christopher Mihalick
To: Samuel William Fister

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

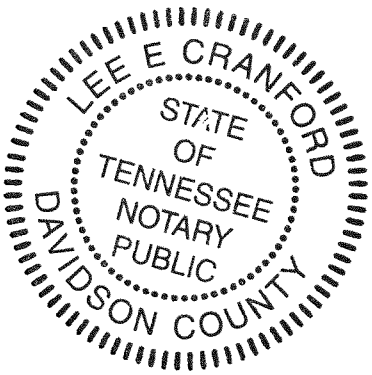
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Brenda Vick
Affiant

WITNESS my hand and seal at office this 22nd day of September, 2023.

Lee G. S
Notary Public
My Commission Expires: 11/6/2023



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 22, 2023

Affiant Signature

Date: 9/22/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 22, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

