Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1263

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22044-PS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Troy E. Fisher, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **London Brickley and Justin Hornkohl, both unmarried, as joint tenants with rights of survivorship**, hereinafter called the **Grantee**, Grantee's 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 No. 16 on the Plan of Saddle Ridge, Section Two, of record in Plat Book 5200, page 366, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Troy E. Fisher and wife, Teresa Fisher by deed from Robert D. Rose and wife, Linda J. Rose, dated February 29, 1984, of record in Book 6240, page 312, Register's Office for Davidson County, Tennessee. Teresa Fisher died on September 6, 2023 leaving Troy E. Fisher as sole tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7825 Steeplechase Lane, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Justin Hornkohl
7825 Steeplechase Lane
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
127-00-0-208.00

Karen Johnson Davidson County
Batch# 1099594 DEEDWARR
02/09/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20240209-0009168

WITNESS THE EXECUTION HEREOF this 8th day of February, 2024.

Troy E. Fisher

State of Tennessee)
County of Davidson)

On this 8th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Troy E. Fisher, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON - POSTON - ANDERSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 799,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of February, 2024.

Notary Public

My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/08/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 02/08/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 8 **day of** February, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

