THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246965** Karen Johnson Davidson County Batch# 1122916 DEEDWARR 04/15/2024 02:42:30 PM 5 pgs Fees: $28.00 Taxes: $3,700.00 20240415-0026831	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2024. Notary Public My Commission Expires: Sondra Moungey Notary Public Maury County, State of Tennessee My Commission Expires Janurary 22, 2025

WARRANTY DEED

Address New Owner: Mark Anthony McKamey and Kevin Vaughn 108 Sheffield Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-09-0B-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald W. Fish, Jr. and Debra M. Fish, Successor Co-Trustees of The Fish Tennessee Community Property Trust dated January 15, 2015** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Anthony McKamey and Kevin Vaughn, spouses married to each other**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, on the Plan of Sheffield Condominiums Phase II, of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Sheffield Condominium Phase II, a horizontal property regime established by Master Deed of record in Book 5996, page 812, Register's Office.

Being the same property conveyed to DONALD W. FISH ET UX SARAH E. FISH, by deed from JOHN T. ROCHFORD AND CAROL J. ROCHFORD, of record in Book 6026, page 135, dated March 22, 1983, said Register's Office.

Being further conveyed to DONALD W. FISH AND SARAH E. FISH, TRUSTEES OF THE FISH TENNESSEE COMMUNITY PROPERTY TRUST DATED JANUARY 15, 2015 by quitclaim deed from DONALD W. FISH and SARAH E. FISH , of record in Instrument No. 20150803-0076595, dated January 15, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-09-0B-006.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 474, said Register's Office.

Master Deed and By-Laws of record in Book 5996, page 812, said Register's Office.

Rights of others in and to party walls.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6229, page 481, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5996, Page 807, amended in Book 6010, Page 663, said Register's Office.

Easement(s) of record in Book 4384, Page 438, said Register's Office.

This is improved property located at 108 Sheffield Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2024.

The Fish Tennessee Community Property Trust dated January 15, 2015

By: Donald W. Fish, Jr., Successor Co-Trustee

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald W. Fish, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Fish Tennessee Community Property Trust dated January 15, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of April, 2024.

CL

_____
Notary Public

SEE ATTACHED

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On April 11, 2024 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Donald W. Fish Jr,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

Clear Form Print Form

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2348077
My Comm. Expires Feb 19, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2024.

The Fish Tennessee Community Property Trust dated January 15, 2015

By: Debra M. Fish, Successor Co-Trustee

STATE OF IN)

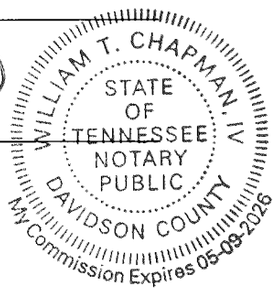
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra M. Fish, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Fish Tennessee Community Property Trust dated January 15, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2024.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Holly Ray, 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 4/12/2024.

Date

Holly Ray
Affiant Signature

4/12/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: 4/12/2024
Date

Notary's Seal (if on paper)