Karen Johnson Davidson County
Batch# 1124484 DEEDWARR
04/18/2024 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240418-0027888

Name and Address of New Owner:
Michelle Kuskin
320 Old Hickory Boulevard #1600, Nashville, TN 37221

Send Tax Bills To:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

Map & Parcel No: 128-12-0A-094-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Angela K. Hull N/K/A Angela K. Hull-Fisher, a married woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Kuskin, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Unit No. 94, Building 16 on the plan of Section I, Phase I B, Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of record in Instrument No. 20030108-0003688, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to EAGLE RIDGE AT THE RESERVE, LLC, A Tennessee Limited Liability Company, by Deed from Nashville Highlands. LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20030507-0061325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Hull and wife, Angela K. Hull, their heirs and assigns by Deed dated March 21, 2004 from Eagle Ridge at the Reserve, LLC A Tennessee Limited Liability Company, recorded April 7, 2004, in Instrument Number 200404070039144, in the Official Records of Davidson County, Tennessee.

John Henry Hull died September 28, 2009, leaving Angela K. Hull as the surviving tenant by the entirety, his estate being administered through Davidson County Probate Court, Docket No. 09P-1681.

Angela K. Hull having since married Lee A. Fisher and is now known as Angela K. Hull-Fisher.

This property more commonly known as 320 Old Hickory Boulevard #1600, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2024.

Angela K. Hull-Fisher (SEAL)
Angela K. Hull N/K/A Angela K. Hull-Fisher

Lee A. Fisher (SEAL)
Lee A. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2024, before me personally appeared Angela K. Hull N/K/A Angela K. Hull-Fisher and Lee A. Fisher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 17th day of April, 2024.

Karla K. Lilley

Notary Signature
My commission expires:



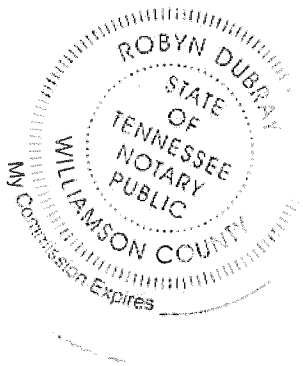
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2024.

Notary Signature
My commission expires: 1-19-2025



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 17, 2024**.

Date

D Hardwick

Affiant Signature

April 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026