Karen Johnson Davidson County
Batch# 1134279 DEEDWARR
05/13/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240513-0035110

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 7th day of May, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Mhley and Cassidie Brown	New Owner(s)	098-05-0B-010.00-CO
6304 Spera Pointe Crossing		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARRY D. FISCHEL AND WIFE, KIM R. FISCHEL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MHLEY AND CASSIDIE BROWN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat of First Revision Baypointe Subdivision, Phase I of record in Plat at Instrument No. 20000621-0061773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry D. Fischel and wife, Kim R. Fischel by Warranty Deed from Paul E. Justus and Phyllis S. Justus, husband and wife of record in Instrument No. 20131213-0126190 Register's Office for Davidson County, Tennessee, dated December 12, 2013 and recorded on December 13, 2013.

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.

The address of the herein described property is believed to be 6304 Spera Pointe Crossing, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2024.

Barry D. Fischel by J. Brandon Miller, Attorney-in-Fact

Barry D. Fischel by J. Brandon Miller,
Attorney-In-Fact

Kim R. Fischel by J. Brandon Miller, Attorney-in-Fact

Kim R. Fischel by J. Brandon Miller,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **J. Brandon Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Barry D. Fischel** and **Kim R. Fischel**, as Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of **Barry D. Fischel** and **Kim R. Fischel**.

Witness my hand and seal this 7th day of May, 2024.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 7, 2024** (date of document).

Affiant Signature

May 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25