WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146674 DEEDWARR
06/13/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240613-0044218

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 6/12/24

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/25/2026

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A
Pleasant View, TN 37146
File # 2024-11186-LLC

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
J. Nathan Fisher	J. Nathan Fisher	014-00-0-015
6526 Old Clarksville Pike	Same	
Nashville, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bryan S. Jones, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Nathan Fisher

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SAID COUNTY, STATE OF TENNESSEE:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Situated in the 14th Civil District of Davidson County and described as follows: Beginning at a point in the centerline of Old Clarksville Highway, the same being the Southeast corner of a tract of land shown on the Davidson County Tax Map as Map 14, Parcel 15; thence North 20 degrees East 275 feet to a point in Clarksville Highway; thence South 57 degrees East 177 feet; thence South 14 degrees 30 minutes West 224 feet to a point in the centerline of the Old

Clarksville Highway; thence with the centerline of Old Clarksville Highway; with the centerline of said Highway, North 74 degrees 30 minutes West 180 feet to the beginning, according to mortgage loan inspection by L. Stephen Bridges, Jr., Number 1740, 116 North Country Club Drive, Hendersonville, Tennessee 37075-2649, dated March 28, 1996.

Being the same property conveyed to Bryan S. Jones, by deed dated 12/15/2010 and recorded 12/15/2010, from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument Number 20101215-0099668, Register's Office for Davidson County, Tennessee.

This is property known as 6526 Old Clarksville Pike Nashville, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my hand on 6/12/24.

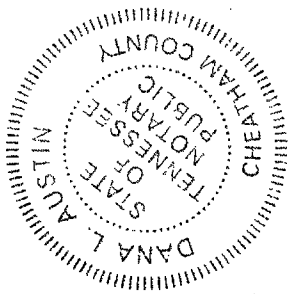
Bryan S. Jones

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Bryan S. Jones, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 6/12/24.

NOTARY PUBLIC
My Commission Expires: 7/25/26



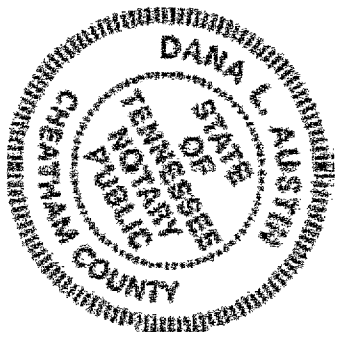
Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 June 12, 2024.

Date: June *12*, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this June 12, 2024.



Notary Public
My Commission Expires: 7/25/26