Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240647966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Timothy Fischer
Affiant

Subscribed and sworn to before me, this 20th day of June, 2024.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires December 8, 2024

Karen Johnson
Batch # 1149635
06/21/2024 09:45:30 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20240621-0046647

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Fischer 358 Brewer Dr Nsahville TN 37211	New Owner	Tax Parcel ID No. 162 05 0 004.00

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, **Gordon N. Fisher and Sharon Fisher, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Timothy Fischer, unmarried**, ("Grantees"), his 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 Lot No. 33 on the Plan of SOUTHWOOD, as of record in Plat Book 2663, Pages 125 and 126, and amended in Book 7263, Page 199, Register's Office for said County, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to Gordon N. Fisher and wife, Sharon Fisher, by Warranty Deed from Odell Binkley, Jr. and wife, Mary Evelyn Binkley, of record in Book 5006, Page 872, in the Register's Office of Davidson County, Tennessee, dated March 10, 1976 and recorded on March 18, 1976.

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.

Taxes and assessments for the year 2024 and subsequent years, nit yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHWOOD, as recorded in Plat Book 2663, Page(s) 125&126 and Amended in Book 7263, Page 199.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2904, Page 51 and Amended in Book 7127, Page 491.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 392.

This is improved property located at 358 Brewer Dr Nsahville TN 37211

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, Grantors warrant that this instrument is effective as of the20th day of June, 2024.

Gordon N. Fisher
Gordon N. Fisher

Sharon Fisher
Sharon Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gordon N. Fisher and Sharon Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2024.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024