Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1162208
07/25/2024 10:48:10 AM

Davidson County
DEEDWARR
2 pgs

Fees: $13.00 Taxes: $2,934.10

20240725-0056275

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748228

STATE OF TENN
COUNTY OF DA

The actual consider

for this transfer is: $793,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald H. Fisher 5325 Overton Road Nashville TN 37220	New Owner	Tax Parcel ID No. 160 03 0 113.00

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, **Katherine Marie Elliott and Brendon Scott Miller, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald H. Fisher,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: All the following land in the following real property: Land in Davidson County, Tennessee, being Lot No. 205 on the plan of HAILEYWOOD ESTATES, SECTION 8-F, of record in Book 3842, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Brendon Scott Miller and Katherine Marie Elliott, by General Warranty Deed from Randall Mankin and Sue Ann Mankin, Husband and Wife, and Blake Robert Mankin, an Unmarried Man, as Joint Tenants with Right of Survivorship, of record in Instrument No. 20200831-0098698, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020, and recorded on August 31, 2020.

The execution of this instrument is affected by the signature of Ryan Dieck as Attorney-in-Fact for Brendon Scott Miller and Katherine Marie Elliott, which Power of Attorney is recorded in Instrument No. 20240725-0056275 and Instrument No. 20240725-0056274 Register's Office for Davidson County, Tennessee

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION 8-F, as recorded in Plat Book 3842, Page(s) 116.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3983, Page 716 and Book 4115, Page 512.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6421, Page 990 and Book 6530, Page 733.

This is improved property located at 5325 Overton Road Nashville TN 37220

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 24th day of July, 2024.

Katherine Marie Elliott by Ryan Dieck, Attorney-in-fact
Katherine Marie Elliott
by Ryan Dieck, as Attorney-in-Fact

Brendon Scott Miller by Ryan Dieck, Attorney-in-fact
Brendon Scott Miller
by Ryan Dieck, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Ryan Dieck 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, and who further acknowledged that they are the attorney-in-fact for Katherine Marie Elliott and Brendon Scott Miller and they are authorized by Katherine Marie Elliott and Brendon Scott Miller to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of July, 2024.

Notary Public
My Commission Expires: _____

