Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burden Hills Blvd., Suite 130

WARRANTY DEED

File No.: 2024-0263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

Subscribed and sworn to before me on AUGUST 26, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2026

Karen Johnson
Batch # 1174403
08/26/2024 09:52:11 AM
Fees: $13.00 Taxes: $1,942.50

Davidson County
DEEDWARR
2 pgs

20240826-0065334

THIS INSTRUMENT WAS PREPARED BY AND RETURN
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Jonathan Andrew Ishee and Savannah Lee Ishee 8025 Claytie Circle Nashville, TN 37221	New Owner	141-15-0D-089.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OLGA B. SAPIR, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JONATHAN ANDREW ISHEE AND SAVANNAH LEE ISHEE, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89, as shown on the map entitled Resubdivision of Lots 88 and 89, "Sheffield on the Harpeth", Phase II, of record in Plat Book 6900, Page 976, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK V. SAPIR AND WIFE, OLGA B. SAPIR, by deed from BRUCE K. BURNETT AND WIFE, J. RENE BURNETT, of record in Book 10511, Page 416, dated June 30, 1997, said Register's Office. MARK V. SAPIR having since died on or about October 8, 2022, leaving OLGA B. SAPIR as surviving tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8025 Claytie Circle, Nashville, TN 37221.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on August 22, 2024.

Grantor:

Olga B Sapir by Glen Heard her attorney in fact

Olga B. Sapir by Glen Heard
her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen Heard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Olga Sapir, and who acknowledged that he executed the same as the free act and deed of Olga Sapir.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Public

My Commission Expires:
My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY