Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SP-24-5509

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4182-TM

Karen Johnson Davidson County
Batch # 1175376 DEEDWARR
08/29/2024 02:04:24 PM 2 pgs
Fees: $13.00 Taxes: $976.80

20240829-0066600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2024.

Notary Public
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Lauderback and Tina Lauderback 12434 Lakeshore Drive Clermont, FL 34711	Same as new owners	091 10 0 302.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Charles Wendell Fisher, Trustee and Sole Beneficiary of Mary Fisher Living Trust**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **George Lauderback and Tina Lauderback, husband and wife**, hereinafter called the Grantees, 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. 25 on the Plan of URBANDALE, SECTION ONE, as of record in Plat Book 1835, Page 45, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Urbandale Avenue at the corner of Lots Nos. 24 and 25; thence with the line between said lots Southwardly 86 feet to the Northerly margin of Lot No. 26; thence with the line between Lots Nos. 25 and 26, Eastwardly 85 feet to the Westerly margin of Hemstead Street; thence with the Westerly margin of same, Northwardly 66 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a Northwesterly direction 31.42 feet to the Southerly margin of Urbandale Avenue; thence with the margin of the same, Westwardly 65 feet to the beginning.

Being the same property conveyed to Mary J. Fisher, Trustee of Mary Fisher Living Trust, by Quitclaim Deed from Mary Jane Fisher, of record in Instrument No. 20180831-0086814, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018, and recorded on August 31, 2018. Said Mary J. Fisher having since passed on June 15, 2024.

Being the same property conveyed to Charles Huston Fisher and wife, Mary Jane Fisher, by Warranty Deed from William H. Bissinger and wife, Barbara C. Bissinger, of record in Book 3219, Page 123, in the Register's Office of Davidson County, Tennessee, dated April 01, 1961, and recorded on April 1961. The said Charles Huston Fisher died on March 09, 1986, leaving Mary Jane Fisher as surviving tenant by the entirety.

This is improved property located at: **5509 Urbandale Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of August, 2024.

GRANTOR:

Mary Fisher Living Trust

By: _____
Charles Wendell Fisher, Trustee and Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Wendell Fisher, Trustee and Sole Beneficiary of Mary Fisher Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024