395

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1195749
10/18/2024 02:46:29 PM
Fees: $13.00 Taxes: $3,663.00

Davidson County
DEEDWARR
2 pgs

20241018-0081224

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63825
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald A. Fisher, Trustee of the Fisher December 2012 GST Trust dated December 18, 2012 858 A Kirkwood Ave. Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 118014N00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$990,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Courtney Fain, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald A. Fisher, Trustee of the Fisher December 2012 GST Trust dated December 18, 2012** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit A of Homes At 858 Kirkwood, a planned unit of development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 858 Kirkwood, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20151110-0114328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 858 Kirkwood, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20151110-0114328 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Laura Courtney Fain, an unmarried woman, by Warranty Deed from Aspen Constructions Holdings, LLC, a Tennessee limited liability company, dated September 27, 2016 and recorded on September 30, 2016 of record in Instrument No. 20160930-0103063, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 858 Kirkwood of record in Instrument No. 20151110-0114328, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151110-0114328, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 858 A Kirkwood Avenue, nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of October, 2024.

Laura Courtney Fain.

Laura Courtney Fain

State of Tennessee

County of Davidson

On this 16th day of October, 2024, before me the undersigned authority, personally appeared Laura Courtney Fain, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $990,000.00.

Affiant

Sworn and subscribed before me this 17th day of October, 2024.

Notary

My Commission Expires: 7/4/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY