BOX #14

G#37545-2

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1206401 DEEDWARR
11/19/2024 08:19:22 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20241119-0089385

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sara Bowman	**First National Bank of Middle Tennessee**	**119 01 0 197 00**
2209 Fox Avenue	**200 E Main Street**	
Nashville, TN 37210	**McMinnville, TN 37110**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Whitney Michelle Fisher, an unmarried woman, as to a 40% undivided interest, and Keagan Jones Fisher, a married man, as to a 60% undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Bowman, single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 31 as shown on the Map of First Mortgage Bond Company's Subdivision of Part of Block "B" – Overhill City Plan, of record in Plat Book 843, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to Whitney Michelle Fisher, an unmarried woman, as to a 40% undivided interest, and Keagan Jones Fisher, a married man, as to a 60% undivided interest, as tenants in common, by Quitclaim Deed dated November 15, 2024, from Whitney Michelle Fisher, an unmarried woman, and Keagan Jones Fisher, a married man, as tenants in common, of record in Instrument No. 20241119-0089384, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the principal place of residence of the Grantors herein,

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

1) All matters shown on the Plan of record in Plat Book 843, Page 28, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantors herein and the Grantee assumes any subsequent years property taxes, not yet due and payable.

This is improved property, known as: **2209 Fox Avenue, Nashville, TN 37210**.

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 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. 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 my/our hand(s) this **15th** day of **November, 2024.**

Whitney Michelle Fisher

Keagan Jones Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Whitney Michelle Fisher and Keagan Jones Fisher,** the within-named sellers, 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 and official seal at Nashville, Tennessee, this **15th** day of **November, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON