Karen Johnson Davidson County
Batch# 1212915 DEEDWARR
12/05/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20241205-0094627

3

WARRANTY DEED

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 12-08-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Fisher, III and Katherine L. Fisher	New owner	117-13-0B-027.00
(NAME)	(NAME)	
504 Belgrave Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jody Bryn Sivley Toledano, a married woman**,* hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas W. Fisher, III and Katherine L. Fisher, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 504, on the plan of Abbottsford, Phase One of record in Plat Book 6250, Pages 419-421, amended in Book 6771, Pages 683, 688, and 693, amended in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joan C. Sivley by Warranty Deed from Arthur Newton Anderson, III and wife, Kimberly K. Anderson, dated 09/02/2004, of record in Instrument No. 20040910-0109458, Register's Office for Davidson County, Tennessee.

The said Joan C. Sivley died testate on 07/18/2020, devising subject property to the Jody Bryn Sivley Toledano Trust under the last will and testament of Joan C. Sivley and the Van Daniel Siivley Trust dated March 9, 2010 as evidenced in File No. 20P-1230, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Trustees of the Jody Bryn Sivley Toledano Trust created under the Last Will and Testament of Joan C. Sivley dated May 13, 2013, by Executor's Quitclaim Deed from Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Executors under the last Will and Testament of Joan C. Sivley, dated 05/06/2021, of record in Instrument No. 20210512-0063837, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody Bryn Sivley Toledano, a married woman by Quitclaim Deed from Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Trustees of the Jody Bryn Sivley Toledano Trust created under the Last Will and Testament of Joan C. Sivley dated May 13, 2013 of record in Instrument No. ——20241205009462 6——, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody Bryn Sivley Toledano, a married woman by Quitclaim Deed from Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., as Co-Trustees of the Van Daniel Sivley Trust dated March 9, 2010 of record in Instrument No. –202412050094625——, Register's Office for Davidson County, Tennessee.

*** The property was never the primary residence of the grantor's spouse.**

Being the same property conveyed to Jody Bryn Sivley Toledano, a married woman by Quitclaim Deed from Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Trustees of the Jody Bryn Sivley Toledano Trust created under the Last Will and Testament of Joan C. Sivley dated May 13, 2013 of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody Bryn Sivley Toledano, a married woman by Quitclaim Deed from Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., as Co-Trustees of the Van Daniel Sivley Trust under the last will and testament of Joan C. Sivley of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 504 Belgrave Park, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of December, 2024.

Jody Bryn Sivley Toledano

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jody Bryn Sivley Toledano**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of December, 2024.

Notary Public: LUKE MARTIN
My Commission Expires: 07-03-2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/5/24.

Date

Affiant Signature

12/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of December, 24.

Notary's Signature

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: January 31st/ 2026

Date

Notary's Seal