(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213799 DEEDWARR
12/10/2024 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20241210-0095881

W-TRA-24-106

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2024.

Notary Public Larry N. Westbrook

MY COMMISSION EXPIRES: 3/26/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Callie Langley and Stuart Langley	CEFCU	
(NAME) **106 Ivy Hill Ln**	(NAME) P.O. Box 1715	**033-03-0B-003.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Peoria, IL 61656-1715	
(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 consideration, the receipt of which is hereby acknowledged, **JAMES FISHER, JR., UNMARRIED AND ALISON FISHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALLIE LANGLEY AND STUART LANGLEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Final Plat, Dry Creek Farms, Section 2 of record in Plat at Instrument No. 20040421-0045040, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Fisher, Jr. and Alison Fisher, husband and wife by Warranty Deed from Leigh Anne Pennington, unmarried and Heather Pennington, married of record in Instrument No. 20191122-0120653 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 22, 2019. The grantors having since divorced per the Final Decree of Divorce entered in June 18, 2024 of record in Case No. 23D-1498, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20040421-0045040, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20031001-0145053, amended in Instrument No. 20080611-0060336 and Instrument No. 20191126-0121914 and Instrument No. 20210813-0109572 (Dry Creek Farms), Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040921-0113624, supplemented in Instrument No. 20060130-0011538 and Instrument No. 20070424-0048575, (Ivy Hill at Dry Creek Farms), Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20031001-0145056, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20041105-0133611, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20041005-0119646, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 4175, Page 8, Book 10752, Page 679 and Book 3248, Page 58, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage of record in Book 7695, Page 562, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Ivy Hill Ln, Goodlettsville, Tennessee 37072**.

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), their heirs and 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), 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 the 6th DAY OF DECEMBER, 2024.

James Fisher, Jr.

Alison Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FISHER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON FISHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 December 6, 2024.

Signature – Larry N. Westbrook

Date: December 10, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th day of December, 2024.

Notary Public



My Commission Expires: 9/6/2027