PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF Jan 5, 2025

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson
Batch # 1223241
01/06/2025 09:25:50 AM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20250106-0000859

ng stamp

MST 2024-1874

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Stevens and Tyler Dibble	PowerTPO a dba of Lower, LLC	142-16-0D-025.00-CO
(NAME)	(NAME)	
2520 Devon Valley Drive	5950 Symphony Woods Road, Suite 312	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joel Fisher and wife, Autumn Rain Fisher,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Stevens and Tyler Dibble, wife and husband,** 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. 73 on the Plan of Final Plat, Devon Valley, Phase I of record in Plat Book 7900, Page 458, 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 Joel Fisher and wife, Autumn Rain Fisher by Warranty Deed from Carrie C. Gauchat, unmarried of record in Instrument No. 20170614-0059501 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 14, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 458, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283, First Amendment in Book 7517, Page 367, Second Amendment in Book 8180, Page 222 and Third Amendment in Book 8712, Page 620, Fourth Amendment in Book 8796, Page

410, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 8120, Page 402 and First Amendment in Book 8120, Page 485, Second Amendment in Book 8180, Page 230, Third Amendment in Book 8181, Page 62 and Book 8712, Page 618, and Book 8796, Page 416, and Book 9450, Page 182, and Book 10692, Page 750,, in the Register's Office for Davidson County, Tennessee. First Amendment to By-Laws of record in Book 8180, Page 232 and Book 10692, Page 753, in the Register's Office for Davidson County, Tennessee. Agreement by and between M.M.E. LP, and the Metropolitan Government of record in Book 8611, Page 31, in the Register's Office for Davidson County, Tennessee. Agreement by and between M.M.E.LP, and the Metropolitan Government of record in Book 8643, Page 494, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20101222-0101850 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2520 Devon Valley Drive, Nashville, TN 37221
(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 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. 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 our hands this 2 DAY OF January, 2025.

Joel Fisher

Autumn Rain Fisher

Autumn Rain Fisher

STATE OF INDIANA
COUNTY OF Johnson

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

Witness my hand and official seal at office, this 2nd day of January, 2025.

Notary Public

My commission expires: 11-15-2028

(SEAL)

JUSTINE HARLAN
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0729942
My Commission Expires Nov 15, 2028