THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8159-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY, 2025. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1228522 DEEDWARR
01/21/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20250121-0004476

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Allen Thompson	OWNER	
759 Harpeth Knoll Rd		142-14-0-089.00
Nashville, TN 37221		
(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, **Robert Cody Fisher and Madison Longmire Fisher, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Allen Thompson, an unmarried woman**

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. 228 on the Plan of Section 2, Harpeth Valley Park, of record in Plat Book 3700, Page 129, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 100 feet on the Southerly side of Harpeth Knoll Road and runs back 214.5 feet on the Easterly line and 187.5 feet on the Westerly line, to a dead line in the rear on which it measures 72.9 feet.

Being the same property conveyed to Robert Cody Fisher and Madison Longmire Fisher, husband and wife by Warranty Deed from Justin Ponzetti, a single man of record in Instrument No. 20210503-0059264 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 3, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **759 Harpeth Knoll Rd, Nashville, TN 37221**

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 the 16 day of JANUARY, 2025.

Robert Cody Fisher

Madison Longmire Fisher

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Cody Fisher,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of JANUARY, 2025.

My Commission expires: 11-8-27

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Madison Longmire Fisher,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of January, 2024.

My Commission expires:

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 January 16, 2025.

Date

Affiant Signature

1/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of January, 2025.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY