Karen Johnson Davidson County Batch# 1238112 DEEDWARR 02/18/2025 01:56:30 PM 3 pgs Fees: $18.00 Taxes: $1,683.50 20250218-0011830	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $455,000.00 Affiant Subscribed and sworn to before me, this 07th day of February, 2025. Notary Public My commission expires: 11-14-2025

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Barry Abraham Addo **Semhar Meresie**	**MOVEMENT MORTGAGE**	**186030A04100CO**
5510 Central Grove Square	**8024 CALVIN HILL RD**	
Antioch TN 37013	**INDIAN LAND, SC 29707**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joseph Fisher and Heehyun Fisher, husband and wife

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

Barry Abraham Addo and Semhar Meresie, husband and wife

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. 41, Plan of Final Plat, Burkitt Commons, Phase 4, of record in Instrument No. 20200617-0063022, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joseph Fisher and Heehyun Fisher, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 16, 2021, of record in Instrument No. 20210722-0098875, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter for Homeowners Association of record in Instrument No. 20180125- 0008085, in the Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.

Restriction for Storm Water Facilities and Systems of record in Instrument No. 20170308-0022983, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20201113-0134459, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Agreement of record in Instrument No. 20060816- 0100824, in the Register's Office for Davidson County, Tennessee.

Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1067 Vida Way, Nolensville, TN 37135.

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 in 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.

_____ Date: 2-6-2025
Joseph Fisher

Heehyun Fisher Date: 2. 6. 2025
Heehyun Fisher

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, Joseph Fisher and Heehyun Fisher, the within named Grantor(s), 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, at office, this 6th day of Feb, 2025.

_____
NOTARY PUBLIC

SAM A KURTU
Notary Public - Arizona
Maricopa County
Commission # 660974
My Comm. Expires Jan 25, 2028

My Commission Expires: 1-25-2028

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 correct copy of the original document executed and authenticated according to law on this 7th day of February, 2025.

Settlement Agent:

McMichael & Gray, PC

Signature

2/7/2025

Date

State of Tennessee

County of Williamson

Personally appeared before me, Carolyn Curdo, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 7th day of February, 2025.

Carolyn Curdo

Notary Public

My Commission Expires: 11-14-2028

(NOTARY SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).