STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-23-2028

(AFFIX SEAL)

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 1242636 DEEDWARR
03/03/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.56
20250303-0015801

17-NSH25-09053

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kent Fischer 608 Meadow Glen Court Nashville, TN 37221	Kent Fischer 608 Meadow Glen Court Nashville, TN 37221	155-16-0A-053.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James J. McDowell III and Melinda J. McDowell, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kent Fischer, unmarried**, hereinafter called the Grantees, their successors 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. 45 on the Plan of Traceside, Section Two of record in Plat Book 7900, Page (s) 980 and 981, 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 J. McDowell III and Melinda J. McDowell, husband and wife by Warranty Deed from Charles K. Scoville and wife, Kyra S. Scoville of record in Instrument No. 20140612-0051468 Register's Office for Davidson County, Tennessee, dated June 10, 2014 and recorded on June 12, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 608 Meadow Glen Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of March, 2025

James J. McDowell III

Melinda J. McDowell

STATE OF TENNESSEE

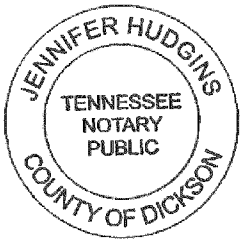
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James J. McDowell III and Melinda J. McDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 3rd day of March, 2025.

Notary Public

My Commission Expires: 2-23-2028



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Kara Critchfield** *(custodian's name)*, 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 March 3, 2025 *(date of document)*.

Kara Critchfield
Custodian's Signature

3-3-2025
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 3 day of March, 2025.

Jennifer Hudgins
Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON