THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$208,000.00.** **Affiant**
Karen Johnson Davidson County Batch# 1249118 DEEDWARR 03/21/2025 12:18:30 PM 3 pgs Fees: $18.00 Taxes: $769.60 20250321-0021320	Subscribed and sworn to before me, this **19th day of March, 2025.** **Notary Public** **My commission expires:** 1/30/29

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brent Fisher **Angela Fisher** **508 Chandler Place** **Hermitage, TN 37076**	**Brent Fisher** **Angela Fisher** **205 Farrier Way** **Mt Juliet, TN 37122**	**086-06-0A-508-00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daniel Walker, a married man, Joshua Walker, a married man, Scarlett Hinkle, a married woman, and Adam Walker, a married man, heirs-at-law of the Estate of James M. Walker** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Brent Fisher and Angela Fisher, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 508, together with the appurtenant interest in the common elements of Steeplechase Condominium, horizontal property regime established by Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1 and Instrument No. 20051216-0151253, in the Register's Office for Davidson County, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to James M. Walker an unmarried man, by Warranty Deed from Brian Mitchell Rooker an unmarried man, of record in Instrument 20160921-0099594, in the Register's Office of Davidson County, Tennessee, dated September 19, 2016 and recorded on September 21, 2016, and James M. Walker an unmarried man, by Warranty Deed of Correction from Brian Mitchell Rooker an unmarried man, Debra Catalano a married woman and Stephanie Ladd a married woman of record in Instrument 20161104-0116901, in the Register's Office of Davidson County, Tennessee, dated October 20, 2016 and recorded on November 04, 2016. The said James M. Walker having since passed away on July 13, 2023, leaving said Daniel Walker; Joshua Walker; Scarlett Hinklel: and Adam Walker as surviving heirs. See Affidavit of Heirship of record in Instrument No. _202503210021316___ and Instrument No. _202503210021317__, said Register's Office. The said James M. Walker is one and the same as James Milton Walker, Jr. For further reference see Probate Case No. 23P1680 filled in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as **508 Chandler Place, Hermitage, TN 37076**.

HE-2025-067

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.

Witness my/our hand(s) this **19th day of March, 2025.**

Daniel Walker
Daniel Walker
By: Adam Walker, his Attorney-in-Fact
Adam Walker, his Attorney-In-Fact

Scarlett Hinkle
Scarlett Hinkle
By: Adam Walker, his Attorney-in-Fact
Adam Walker, his Attorney-In-Fact

Adam Walker

Joshua Walker

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19th day of March, 2025, before me personally appeared Adam Walker and Joshua Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19th day of March, 2025, before me personally appeared Adam Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, in behalf of Daniel Walker and Scarlett Hinkle as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Daniel Walker and Scarlett Hinkle.

Witness my hand, at office, this 19th day of March, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

HE-2025-067

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 03/19/25 (date of document).

Affiant Signature

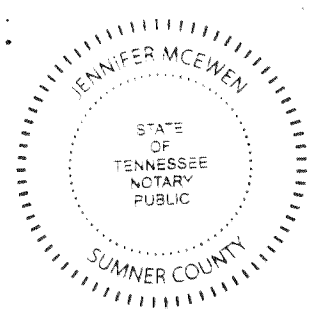
3/19/25

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 19th day of March, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL