Karen Johnson Davidson County
Batch# 1274165 DEEDWARR
05/16/2025 01:27:30 PM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20250516-0038797

GENERAL WARRANTY DEED

FROM: ELLEN FASINSKI,
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: CHERYL HARRIS, TRUSTEE,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	[New Owner]	033-02-0-019.00

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Sumner

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and No/100 Dollars ($500,000.00).

Ellen Fasinski
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of May, 2025.

Notary Public

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 08/19/2026

My Commission Expires Aug. 19, 2026

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, ELLEN FASINSKI, the widow of the late Robert G. Fasinski ("Grantor"), has bargained and sold, and by these presents does transfer

and convey unto CHERYL HARRIS, TRUSTEE FOR THE 8 TEN FARM TRUST ("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 1001 Fontaine Drive, Goodlettsville, Davidson County, Tennessee 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Remainder of page intentionally left blank. Signature on following page]

Witness my hand this 16 day of May, 2025.

Ellen Fasinski

ELLEN FASINSKI

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

Personally appeared before me, Margaret Stimmell, a Notary Public of said County and State, ELLEN FASINSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 16 day of May, 2025.

Notary Public

My Commission Expires: 08/19/2026

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug. 19, 2026

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 32, as shown on the map entitled Section Two, Plantation Estates, of record in Book 3842, page 133, as amended in Book 9378, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT G. FASINSKI AND WIFE, ELLEN FASINSKI, by deed from HOZELL ANDERSON, of record in Book 9378, page 563, dated June 14, 1994, said Register's Office.

ROBERT G. FASINSKI died on or about December 30, 2002, leaving ELLEN FASINSKI as the surviving tenant by the entirety.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2025 constitute a lien but are not yet due and payable.

2. Matters shown on the Plan of record in Book 3842, page 133, as amended in Book 9378, page 64, Register's Office for Davidson County, TN.

3. Restrictive Covenants contained in instrument of record in Book 4257, page 913, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 05-16-2025.

Date

Affiant Signature

05-16-2025
Date

State of Tennessee
County of DAVIDSON

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

Notary's Signature

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-28
Date

Notary's Seal (if on paper)