This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1277294 DEEDWARR
05/23/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20250523-0040966

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BEVERLY FISHER, A WIDOW**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOLLY SMITH**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 13TH, FORMERLY THE 25TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING PART OF LOT NO 2 ON THE PLAN SHOWING THE DIVISION OF THE LAND OF ELIAS P SIMPKINS, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 64, CHANCERY COURT OF NASHVILLE, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, SEPTEMBER 2, 1961, AND REVISED OCTOBER 18, 1961 AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTER OF BULL RUN ROAD, AT A POINT SOUTH 63° 45' WEST 255 FEET FROM A RAILROAD SPIKE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W O DAVIS AND WIFE, BY DEED FROM THE EZELL DICKERSON AND WIFE, OF RECORD IN BOOK 1977, PAGE 229, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 63° 45' WEST 210 FEET TO AN IRON PIN; THENCE NORTH 26° 15' WEST 420 FEET TO AN IRON PIN; THENCE NORTH 63° 45' EAST 210 FEET TO AN IRON PIN; THENCE SOUTH 26° 15' EAST 400 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DENNIS FISHER AND WIFE, BEVERLY FISHER, BY INSTALLMENT DEED FROM SONDRA F FISHER, DATED MARCH 31, 1997, OF RECORD IN BOOK 10402, PAGE 860, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DENNIS FISHER, HAVING SINCE DIED ON MARCH 22, 2024, LEAVING BEVERLY FISHER THE SURVIVING TENANT BY THE ENTIRETY.

This is improved property known as 4732 BULL RUN RD, ASHLAND CITY, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of May, 2025.

Beverly Fisher
BEVERLY FISHER

STATE OF TENNESSEE
COUNTY OF MONTOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BEVERLY FISHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in CLARKSVILLE, TN, on this the 23rd day of May, 2025.

J. Vanzant
Notary Public
My Commission Expires: 2/18/26

STATE OF TENNESSEE NOTARY PUBLIC J. VANZANT MONTGOMERY COUNTY

STATE OF T.N.
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$324,500.00**.

Molly Smith
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2025.

J. Vanzant
NOTARY PUBLIC
My commission expires 2/18/26

STATE OF TENNESSEE NOTARY PUBLIC J. VANZANT MONTGOMERY COUNTY

Address New Owner(s) as follows:
MOLLY SMITH
4732 Bull Run Rd.
Ashland City, T.N. 37015

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 046 00 0 021.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 5/23/2025 (date of document).

Affiant Signature

5/23/2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 23 day of May, 2025.

Notary Signature

My Commission Expires: 9/15/27
Notary Seal

