WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-30319-25

Karen Johnson Davidson County
Batch# 1280041 DEEDWARR
06/02/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,323.86
20250602-0042845

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2025

NOTARY PUBLIC

My commission expires: 03/ae/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Eugene Fisher 3368 Hospital Lane Nashville, TN 37218	Same address as new owner	080-07-0-114.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY SEVEN THOUSAND EIGHT HUNDRED AND 00/100 Dollars ($357,800.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HOME SOLD EAZY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIC EUGENE FISHER, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 448, Bordeaux Hills Subdivision, Section 9, as shown on plat of record in Plat Book 4175, Page 116, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Willodean F. Faught, divorced by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 4497, page 726, Register's Office for Davidson County, Tennessee, dated April 29, 1971 and recorded on April 29, 1971.

Said Willodean F. Faught died on December 8, 2020, survived by Sharon K. Jones; James Faught, Jr.; and Jerry L. Faught per Affidavits of Heirship of record in Instrument No. 20230616-0046261 and Instrument No. 20230616-0046262. Probate opened in Docket No. 23P710 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division.

Said Jerry L. Faught having since died on December 31, 2021, survived by Jerry O'Brian Maidson, Thomas Madison, and Keith Robinson.

Affidavit of Heirship of record in Instrument No. 202406050042024, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Home Sold Eazy, LLC, a Tennessee Limited Liability Company from JAMES FAUGHT, JR. AND SHARON K. JONES, AS HEIRS-AT-LAW OF THE ESTATE OF WILLODEAN F. FAUGHT, AND JERRY O'BRIAN MADISON, THOMAS MADISON AND KEITH ROBINSON, HEIRS-AT-LAW OF THE ESTATE OF JERRY L. FAUGHT, by Warranty Deed dated 05/31/2024 and recorded 06/05/2024 in Record Book 20240605-0042025, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 3368 Hospital Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of May, 2025

GRANTOR(S)

Home Sold Eazy, LLC, a Tennessee Limited Liability Company

By: _____
Jay Cullom, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Jay Cullom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Home Sold Eazy, LLC, within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS my hand and seal, this the 27th day of May, 2025.

_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nemorie White, 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 5.22.25.

Affiant Signature

5.22.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2025.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25